

sample only

Sample Only House

123 Bushranger Road, Melbourne

Alterations & additions to existing residence

for

Mrs. & Mr. Owner

ABC Architects Pty Ltd

Cost Plan Report 1/-, Schematic Design

Friday, March 29, 2019

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 or circumstance.

This information should not be used for any other purpose.

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14-04-2019 8:03 PM

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CONSTRUCTION PLANNING AND ECONOMICS PTY LTD

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COST STATEMENT

This 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.

Further budget and cost 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.

The cost of this project (including GST, but excluding design fees & other client costs) is estimated to be \$846,000 to \$911,000.

The lower figure includes reduced allowances for supervision & overheads, and escalation & contingencies.

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

Summary - Estimated cost

Building works *	m2	168.9	\$4,096	\$691,813
External works	Item		10.7%	\$82,748
Contingencies & escalation	Item		6.9%	\$53,327
Design fees, & other client costs	Item			Excluded
GST	Item		10.0%	\$82,789
Total				\$910,677

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

This report is based on the following documents provided by ABC Architects Pty Ltd (received 11.03.2019 u.n.o.)

SK A00-, A01-, A02B, A03-, A04B	Architectural drawings
Preliminary specification notes, 4 pages	Architectural notes
Sketches ST01, & ST02a	Structural sketches

Construction is assumed to commence by December, 2019 and to be completed by August, 2020.

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

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

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FUNCTIONAL COST SUMMARY

Total

FUNCTIONAL COST SUMMARY				Total
Building works structure & envelope generally	m2	168.9	\$1,766	\$298,286
Kitchen; incl. joinery, & sink		5.5%		\$45,404
Whitegoods		0.7%		\$6,100
Bathrooms & laundry; incl. joinery, & fittings, hws, etc.	m2	20.3	\$3,447	\$69,797
Other joinery & the like		3.0%		\$24,871
Heating & cooling		4.2%		\$34,768
Electrical works	m2	175.6	\$197	\$34,656
Internal preparation	m2	75.7	\$318	\$24,075
Re-blocking allowance		0.5%		\$4,500
Site demolition, clearance & excavation		2.2%		\$18,559
Filling & sub-floor works; retaining walls		0.7%		\$5,838
Decks, on ground		1.0%		\$8,245
External works; fencing, paving & the like		2.2%		\$18,573
External services; sewer, stormwater, power & the like		1.1%		\$9,178
Water tanks		0.5%		\$4,491
Builder's site costs & preliminaries		20.2%		\$167,220
Design Contingency		4.7%		\$38,728
Escalation		1.8%		\$14,599
Total - Excluding GST		100.0%		\$827,888
Goods and Services Tax		10.0%		\$82,789
Total - Including GST				\$910,677

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		Total
Demolition & site clearance	2.5%	\$20,805
Groundworks & excavation	0.5%	\$4,092
Concrete work, insitu	3.1%	\$25,251
Structural steelwork	3.1%	\$25,447
Carpentry, woodwork, plasterboard, tanking, etc.	14.8%	\$122,274
Masonry - Brickwork & blockwork	4.1%	\$33,649
Roofing & roof plumbing	2.2%	\$18,360
Windows, doors, frames & hardware	4.9%	\$40,849
Carpet, vinyl, tiling, render, & other finishes & linings etc.	1.9%	\$15,716
Painting & polished finishes	5.6%	\$46,257
Joinery fittings	9.2%	\$76,301
Metalwork, accessories, staircases, garage doors, miscellaneous, etc.	3.3%	\$27,231
Sanitary fittings, Whitegoods & equipment	2.0%	\$16,962
Plumber & hydraulics	5.9%	\$48,781
Heating, cooling & mechanical	3.9%	\$32,318
Electrical & lights	4.2%	\$35,062
External paving, paths, fences & gates	2.2%	\$17,986
Scaffold, cranes & the like	1.9%	\$15,865
Builder's site costs & preliminaries; overheads & attendance	18.3%	\$151,356
Design Contingency	4.7%	\$38,728
Contract / Construction Contingency		Excluded
Escalation	1.8%	\$14,599
Loose furniture & fittings, Client Costs & Design Fees		Excluded
Total - Excluding GST	100.0%	\$827,888
Goods and Services Tax	10.0%	\$82,789
Total - Including GST		\$910,677

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ESTIMATE OF COST - DETAILS

	Unit	Qty	Rate	Total
Proposed Building Area	m2	191.5	@ "weight"	"weighted" total
Existing ground floor building area, to remain	m2	67.1	75.0%	50.3
Ground floor area - work to existing structure - deck / porch, to remain	m2	8.6	5.0%	0.4
New ground floor building area; concrete slab floor	m2	70.5	100.0%	70.5
New first floor building area; timber framed floor	m2	45.3	100.0%	45.3
Decks & steps, on ground, timber framed	m2	20.9		Nil
External decks - upper	m2	7.8	30.0%	2.3
Effective Building Works Area (EBWA), for analysis only	m2			168.9
Concrete work				\$26,274
100mm Concrete slab on ground; reinforcement, formwork, finish, insulation, etc.	m2	70.5	\$254.17	\$17,919
Filling or bedding, allowance	Item	7.1	\$145.19	\$1,024
Strip & pad footings, isolated beams etc., incl. excavation	m3	2.5	\$832.44	\$2,060
Strip & pad footings, bored piers, etc. incl. excavation - in retaining walls	m3	3.2	\$607.27	\$1,968
Blinding concrete including excavation, allowance below footings & thickenings	Item	5.7	\$385.03	\$2,197
Suspended concrete slab; reinforcement, formwork, finish, insulation, etc.	m2			Nil
Existing footings, slabs, floor structure & the like; make good or modifications allow	m2	67.1	\$16.50	\$1,107
Timber floors				\$38,045
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	49.6	\$154.85	\$7,681
Paint to timber or fc plinths, soffits, trims & the like	m2	4.0	\$34.26	\$137
Timber floor boards (supply only @\$65.0/m2)	m2	47.1	\$147.32	\$6,939
Battens, packers or barriers to framing or slab for floor boards & the like; & preparation	m2	7.8	\$36.82	\$287
Polished finish to new timber floor boards, including sanding	m2	47.1	\$75.00	\$3,532

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Repair existing timber floor boards to remain	m2	38.4	\$26.64	\$1,023
Polished finish to existing timber floor boards to remain	m2	38.4	\$81.70	\$3,137
Timber upper framing, & decking (supply only decking @\$60.0/m2), plinths & sundries	m2	7.8	\$397.10	\$3,097
Seal decks, plinths etc.	m2	13.1	\$28.86	\$379
Timber or other substrate to last to receive finish / tanking	m2	7.8	\$104.37	\$814
Tanking to terraces, decks & the like	m2	7.8	\$167.65	\$1,308
Prepare, make good or modify existing timber floor linings & framing for new works	m2	75.7	\$61.31	\$4,640
Re-block existing flooring, pc allowance, as advised - partial	Item	1.0	\$4,500.00	\$4,500
Repair verandah / porch flooring & finishes to remain, allow	m2	8.6	\$66.60	\$571

Roof**\$37,078**

Timber roof & ceiling framing, beams, joists, insulation, & soffit linings, etc.	m2	92.8	\$168.00	\$15,598
Paint to eaves linings, soffits, trims, timbers, & the like	m2	24.1	\$33.57	\$808
Metal roof cladding fixed to timber framing (supply only @\$25.0/m2)	m2	92.8	\$56.15	\$5,213
Roof plumbing : gutters, downpipes, valleys, flashing, barges, etc.	Item	202.3	\$40.71	\$8,237
Rooflights (supply only @\$1,000.0/each)	No.	2.0	\$1,443.85	\$2,888
Electronically controlled blinds to last, including power point, pc allowance	Item			By Owner
Alterations & making good to existing roof framing, trims etc., after demolition, allow	m2	77.4	\$29.87	\$2,311
Minor repairs & alterations to existing roofing & roof plumbing to remain, pc allowance	Item	77.4	\$26.13	\$2,022

Structural steel framing**\$25,709**

Structural steel framing in upper floors, allowance	t	1.74	\$9,800.31	\$17,036
Structural steel framing in roofs, allowance	t	0.59	\$10,145.46	\$5,958
Structural steel framing - other, architectural, allowance - galvanised - window surround	t	0.17	\$14,427.51	\$2,453
Paint finish to exposed steel - miscellaneous	Item	0.17	\$1,540.11	\$262

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Masonry				\$36,292
110mm Brick skin of veneer, solid or cavity external wall, commons	m2			Nil
110mm Brick skin of internal wall, commons	m2	14.4	\$136.48	\$1,965
110mm Brick skin of veneer, solid or cavity external wall, faced (supply only @\$1,600/thou)	m2	117.6	\$222.35	\$26,151
Hollow or solid block skin of wall	m2			Nil
140mm Hollow block, plain x 190mm high skin of retaining wall - corefilled, reinforced	m2	5.8	\$239.33	\$1,379
Allowance for tanking	m2	6.0	\$150.94	\$913
Paint / seal to new masonry walls, external, retaining	m2	6.3	\$28.79	\$182
Allowance for drains	m	8.0	\$46.57	\$373
Skirting (supply only @\$4.0/m) - to new walls & linings	m	8.0	\$11.93	\$95
Masonry work in forming & filling openings, making good to walls & linings, repairs & the like	Item	105.6	\$30.69	\$3,240
Paint to existing external wall surfaces etc. to remain - minor trims & the like	Item	62.1	\$11.37	\$706
Paint internally to existing wall linings & other surfaces to remain	m2	48.6	\$26.48	\$1,287
Wall framing & linings				\$70,780
External timber stud framed wall, 90mm, with insulation & sisalation	m2	185.7	\$88.49	\$16,431
Internal timber stud framed wall, insulated	m2	55.8	\$66.18	\$3,693
Internal timber stud framed wall, insulated, in existing areas	m2	23.4	\$69.61	\$1,629
Timber external wall linings (supply only @\$60.0/m2)	m2	90.0	\$134.70	\$12,121
Paint or stain to timber or fc wall linings; & battens	m2	90.0	\$33.57	\$3,021
Extra for battens, packers or the like - for cladding fixed vertically etc.	m2	90.0	\$17.68	\$1,591
10mm Plasterboard lining to stud walls	m2	308.2	\$26.75	\$8,244
Timber internal wall linings, allow, (supply only @\$40.0/m2)	m2	22.0	\$92.84	\$2,043
Paint to new plaster & other wall linings	m2	330.2	\$25.78	\$8,512
Skirting (supply only @\$4.0/m) - to new walls & linings	m	120.1	\$11.93	\$1,433

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Alterations & making good to timber existing walls & linings; form openings; allow	m2	261.1	\$17.08	\$4,460
Paint to existing external timber wall surfaces etc. to remain	Item	74.5	\$35.89	\$2,675
Plasterboard lining to existing walls in altered areas - allowance	m2	20.0	\$39.74	\$795
Paint to new internal plaster wall linings, allowance	m2	20.0	\$26.48	\$530
Paint internally to existing wall linings & other surfaces to remain	m2	128.3	\$26.48	\$3,397
Skirting (supply only @\$4.0/m) - to new & existing wall linings	m	17.4	\$11.93	\$207

Windows **\$39,267**

Ground & first floor windows, in walls (supply only @\$428/m2), glazed	m2	42.5	\$617.18	\$26,230
New windows, in existing walls (supply only @\$450/m2), glazed	m2	6.1	\$659.32	\$4,022
Extra over for some minor solar, obscure or other glazing; flyscreens; sliders	Note			In above
Handle sets, plates, pulls, etc. & lock to glazed door (supply only @\$160/each, combined)	No.	4.0	\$295.70	\$1,183
Architraves, reveals, trims, sills, pelmets, minor hardware, etc.; new windows & screens	m2	48.6	\$59.34	\$2,884
Paint to windows and other trims, externally / internally	m2	97.2	\$34.38	\$3,341
Repairs, & minor hardware to existing windows / glazed screens to remain	m2	12.6	\$71.85	\$905
Paint to existing timber windows and other trims, externally / internally	m2	25.2	\$27.85	\$702
Curtains & blinds, blackout blinds, external blinds, curtain tracks, etc.	Note			Excluded

Doors **\$12,054**

Single hinged external door, standard (supply only @\$100/each)	No.	1.0	\$246.20	\$246
External timber door frame with sill & trims	m	6.2	\$82.31	\$510
Handle sets, plates, pulls, etc. & lock to external door (supply only @\$200/each combined)	No.	1.0	\$355.41	\$355
Paint to timber doors & frames, externally	No.	1.0	\$287.40	\$287
Single hinged internal door (supply only @\$50/each)	No.	5.0	\$144.39	\$722

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Single pivot internal door (supply only @\$500/each door & pivot mechanism)	No.	1.0	\$924.06	\$924
Single sliding internal door & track (supply only @\$350/each; door & track)	No.	2.0	\$633.51	\$1,267
Internal timber door frame with trims, or other reveal linings	m	43.2	\$61.46	\$2,655
Handle sets, plates, pulls, etc. to internal door (supply only @\$80/each)	No.	8.0	\$136.90	\$1,095
Paint to timber doors & frames, internally	No.	8.0	\$247.52	\$1,980
Existing external doors, frames & hardware to remain - allow for minor works only - assumed	Item	1.0	\$128.57	\$129
Existing internal doors, frames & hardware to remain - allow for minor works only - assumed	Item	4.0	\$151.26	\$605
Paint to existing timber doors & frames, externally	No.	1.0	\$287.40	\$287
Paint to existing timber doors & frames, internally	No.	4.0	\$247.52	\$990
Garage doors, fire rated doorsets, operable walls, roller grilles & the like	Note			Excluded

Floor, wall & ceiling linings & finishes **\$31,088**

Wall tiles, incl. joints, sealers, etc. (supply only @\$50.0/m2), wet areas	m2	38.3	\$143.23	\$5,486
Floor tiles, incl. joints, sealers, etc. (supply only @\$50.0/m2), wet areas	m2	20.1	\$143.23	\$2,872
Bedding for floor tiles, allow partial	m2	10.0	\$84.42	\$846
Carpet & underlay (supply only @\$55.0/m2)	m2	42.0	\$87.39	\$3,670
Grind or polished finishes to concrete floors, pc allowance	m2	33.0	\$130.00	\$4,290
Tanking and waterproofing to wet areas, allow	Item	1.0	\$3,621.63	\$3,622
Plasterboard ceiling linings including edge treatments, cornices etc.	m2	110.2	\$36.92	\$4,068
Plasterboard ceiling linings including edge treatments, cornices etc. - in existing areas	m2	12.5	\$41.05	\$513
Plasterboard bulkhead & the like linings including edge treatments, cornices etc.	m2			Nil
Paint to new plaster ceiling linings	m2	122.7	\$29.83	\$3,659
Make good to existing ceiling finishes & cornices to remain, allow	Item	51.2	\$12.49	\$640
Paint to existing ceilings	m2	51.2	\$27.76	\$1,423

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Joinery fittings, & minor items				\$79,689
Allowance for kitchen & pantry joinery; accessories	Item	1.0	\$35,664.15	\$35,664
Wall tiles, incl. joints, sealers, etc. (supply only @\$60.0/m2), splashback	m2	3.4	\$153.77	\$523
Bathroom & ensuite joinery; accessories	Item	1.0	\$10,827.44	\$10,827
Mirrors (supply only @\$205/m2)	m2	7.2	\$315.72	\$2,273
Laundry joinery; accessories	Item	1.0	\$5,254.03	\$5,254
Wall tiles, incl. joints, sealers, etc. (supply only @\$60.0/m2), splashback	m2	1.8	\$153.77	\$277
Cupboards / robes including doors & fitout	m2	11.7	\$830.36	\$9,732
Walk-in robe fitout allowance	m2	8.2	\$869.96	\$7,134
Mirrors (supply only @\$205/m2)	m2	1.0	\$315.72	\$316
TV joinery unit	m			Assumed loose
Wall unit to living / dining room, allow, low	m	4.6	\$1,671.64	\$7,690
Study joinery, pc allowance	Item			By Owner
Staircases, screens, awnings & metalwork				\$21,911
New internal staircase complete with balustrades / handrails - pc allowance, as advised	Item	1.0	\$8,500.00	\$8,500
Internal balustrades / handrails (supply only @\$325.0/m, manufactured)	Item	2.5	\$476.70	\$1,192
External balustrades / handrails (supply only @\$425.0/m, manufactured)	Item	8.4	\$637.54	\$5,355
Allowance for external vertical screens, including all framing & finishing	m2	7.3	\$548.66	\$4,006
Allowance for external horizontal screens, including all framing & finishing	m2	2.9	\$583.32	\$1,680
Miscellaneous & sundry metalwork	m2	168.9	\$3.50	\$591
Other accessories, grab rails, heated rails, racks, & the like	Item			Excluded
Clothesline (supply only @\$325/each)	No.	1.0	\$587.36	\$587
Letterbox (supply only @\$150/each)	No.	1.0		By Owner

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Whitegoods, sanitary fittings & plumbing

\$68,172

Kitchen:				
Oven, supply only	No.	1.0	\$2,500.00	\$2,500
Cooktop, supply only	No.	1.0	\$1,100.00	\$1,100
Rangehood, supply only	No.	1.0	\$1,300.00	\$1,300
Flue & roof cowl for rangehood, supply only	No.	1.0	\$200.00	\$200
Dishwasher, supply only	No.	1.0	\$1,000.00	\$1,000
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
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; drinking fountain & the like	Note			Excluded
Installation, sundries & overheads for the above items	Item	10.0	\$258.62	\$2,586
Plumbing to fixtures & equipment: water, waste & vents, etc. - kitchen	Item	6.5	\$843.15	\$5,480
Bathrooms, laundry, HWS & other items:				
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
Basin, tapsets / mixer & bottletrap, waste, supply only	No.	3.0	\$875.00	\$2,625
WC suite (pan, seat & cistern), supply only	No.	3.0	\$633.00	\$1,899
Bath tub & tapsets / mixer / spout, waste, supply only - built-in	No.	1.0	\$1,350.00	\$1,350
Shower tapsets, mixer, rose, waste, supply only	No.	2.0	\$650.00	\$1,300
Shower trench, supply only	m	1.5	\$375.00	\$563
Laundry trough & tapsets / mixer, waste, supply only	No.	1.0	\$575.00	\$575
Hot water service, supply only	No.	1.0	\$1,300.00	\$1,300
Solar hot water service, supply only	No.			Excluded

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Installation, sundries & overheads for the above items	Item	15.5	\$283.25	\$4,390
Plumbing to fixtures & equipment: water, waste & vents, etc. - bathrooms, laundry, etc.	Item	15.0	\$1,473.60	\$22,104
Toilet roll holder (supply only @\$30/each)	No.	3.0	\$49.50	\$149
Framing, labour & sundries in bath surround	Item	1.0	\$249.99	\$250
Shower screens (supply only @\$950/each)	No.	2.0	\$1,290.97	\$2,582
Inground site plumbing services allowance - stormwater, sewer, water & gas	Item	81.5	\$112.61	\$9,178
Pits & grated drains, pumps & the like, allowance	Item			Assumed nil
Existing stormwater & sewer drainage systems are assumed adequate to remain	Note			Existing to remain
Existing water & gas supplies, meters etc. are assumed adequate to remain	Note			Existing to remain
Water tanks :				
Water tank, 5,000 litres (supply only @\$875/each)	No.	1.0	\$1,341.93	\$1,342
Extra for pumps, filters, valves, connections, pipes & the like (supply only @\$1,800/each)	Item	1.0	\$2,528.92	\$2,529
Power for pump	Item	1.0	\$406.52	\$407
Sundries, builders work in connection with tanks	Item	5.0%	\$4,277.37	\$214
Heating & Cooling				\$34,944
Hydronic panel heating, pc allowance - as advised	Item	1.0	\$18,000.00	\$18,000
Insert-type fireplace, flue & cowl (supply only @\$5,000/each)	No.	1.0	\$6,318.29	\$6,318
Power point for last	No.	1.0	\$175.74	\$176
Allowance for surrounds, hearths & the like	Item	1.0	\$852.56	\$853
Gas supply to fireplaces	Item	1.0	\$584.46	\$584
Repair & reinstate existing open fireplaces, chimneys, surrounds etc.	Item	1.0		By Owner
Air conditioning, split system	Item	2.0	\$4,000.00	\$8,000
Air conditioning, ducted and concealed systems	Item			Excluded

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Builder's work in connection, sundries, & miscellaneous minor works	Item	3.0%	\$33,755.31	\$1,013
Electric light & power, etc.				\$34,480
Switchboards; light, power, data & other points; exhausts; detectors; aerial, & the like	m2	166.9	\$162.91	\$27,195
Selected light fittings, pc allowance, supply only, as advised	Item	1.0	\$6,000.00	\$6,000
Pendant lights, pc allowance, supply only	No.	1.0		By Owner
Ceiling 'sweep' fans & the like (supply only @\$350/each)	No.	2.0	\$642.46	\$1,285
Security & intercom systems (excludes monitoring)	Note			Excluded
Communications, data; WIFI; audio visual equipment; 'smart' & control systems; & the like	Note			Excluded
Solar power, pc allowance	Item			Excluded
External power supply & meters etc. are to remain - modifications are assumed not required	Note			Assumed nil
External lighting, bollards, etc. - pc allowance including reticulation & fittings	Item			Excluded
Demolition & preparation				\$20,805
Demolition & removal of existing buildings, outbuildings & the like	Item	86.0	\$119.13	\$10,246
External site preparation & clearance, minor demolition, removals, & other costs	Item	1.0	\$1,596.65	\$1,597
Hazardous materials; asbestos, lead paint & the like, contaminated soil removal, etc.	Note			Excluded
Repairs & making good, etc. to adjacent buildings, structures, fittings, surfaces or the like	Item			Excluded
Internal demolition & preparation to existing structure	Item	167.1	\$53.64	\$8,963
Damp, dpc's, termites, mould, ventilation or other similar items - pc allowance	Item			Excluded
Repairs & making good to façade, verandah etc. & restoration of period features, etc.	Item			Nil as advised
Site levelling, excavation, ground conditions, retaining walls, etc.				\$4,520
Site levelling, excavation; removal of topsoil, vegetation, etc.	Item	1.0	\$3,068.39	\$3,068
Termite treatment, barriers, etc. - new areas	Item	91.4	\$15.88	\$1,452
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

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Allowance for retaining walls complete	Item			Included elsewhere
Paving, fencing, landscaping & the like				\$26,231
External pavers (supply only pc@\$50/m2)	m2	32.4	\$146.60	\$4,750
Rock or other bedding to last	m2	32.4	\$30.22	\$979
Crossover to local council requirements	m2	7.4	\$148.26	\$1,090
Reinforced concrete slab - driveway	m2	24.3	\$130.32	\$3,167
Make good existing paths, kerbs & other surfaces disturbed by works - allowance	Item	1.0	\$691.48	\$691
Work to existing roads, footpaths or paved areas external to the site	Item			Excluded
Timber paling fence	m	41.8	\$77.01	\$3,219
Fence - other, allowance, front	m	12.6	\$165.01	\$2,079
Single hinged gate, allow (supply only @\$400/ea)	No.	2.0	\$778.52	\$1,557
Modify / make good existing fences disturbed by the works	Item	1.0	\$453.78	\$454
Soft landscaping, planting, mulching, grassing, topsoils, planters, irrigation & watering, etc.	Note			Excluded / By Owner
Timber framing, on ground, & decking (supply only decking @\$60.0/m2), plinths, etc.	m2	20.9	\$359.44	\$7,512
Seal decks, plinths etc.	m2	25.4	\$28.86	\$733
Deck joinery, allowance	Item			Nil
Pergolas & the like	Note			None shown
Sheds, carports & other outbuildings	Item			Nil
Sub-Total				\$607,340

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Builders Preliminaries & Site Costs			\$167,220	
Site establishment, set-out; insurance & fees; final clean; etc.	Item	1.0	\$11,159.66	\$11,160
On-going costs - Equipment, amenities & services; bins; etc.	Weeks	34.0	\$414.18	\$14,082
Scaffold, cranes, stairs, & the like, delivery, establishment / set up / hire; access	Weeks	34.0	\$466.61	\$15,865
Site supervisor / construction manager; labourer	Weeks	34.0	\$1,367.47	\$46,494
Attendance & profit, administration, off-site expenses, finance, risk & the like	Weeks	34.0	\$2,341.76	\$79,620
Sub-total			\$774,561	
Contingency, escalation, & other allowances			\$53,327	
Design contingency allowance	Item	5.00%	\$774,560.74	\$38,728
Contract / Construction contingency allowance	Item			Excluded
Escalation to commencement, nett allowance, by December 2019	Item	1.80%	\$813,288.78	\$14,599
Escalation during construction to completion, nett allowance, by August 2020	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 client	Note			Excluded
Total, Excluding GST			\$827,888	
Goods & Services Tax	Item		10.0%	\$82,789
Total, Including GST			\$910,677	

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Estimated Potential Cost 'Range' Calculation

Estimated total as above	Item			\$910,677
<i>Potential adjustments to the above figures</i>				
Minor overall nett rates review, allow, including some preliminaries	Item	-1.00%	\$648,447	-\$6,484
Reduced allowance for builder's supervision	Item	-20.00%	\$46,494	-\$9,299
Reduced allowance for builder's overheads & attendance	Item	-20.00%	\$79,620	-\$15,924
Delete partial design contingency allowance	Item	-50.00%	\$38,728	-\$19,364
Delete partial allowance for cost escalation to commencement	Item	-50.00%	\$14,599	-\$7,300
Goods & Services Tax on the above adjustments	Item	10.00%	-\$58,371	-\$5,837
Adjusted possible total			92.95%	\$846,469

EXPLANATIONS, NOTES & FURTHER INFORMATION

Explanations & Notes

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

It is assumed that construction of this project 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, etc.

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

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 project costs will not always match builders' or sub-contractors' "ball-park estimates" or opinions.

Contingency Allowances

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.

Though this contingency may not cover every possible circumstance, or item on your "wish list", it should not be deleted at this stage.

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

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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 client, separate contracts & minor miscellaneous costs

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

Improvements and upgrades to existing services & supplies

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

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

Adopting a negotiated, Cost-Plus, Construction Management, or Owner-builder form of contract

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

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