

## Part One - Repair & Maintenance Costs

### MARKET SUMMARY

The domestic construction sector continues to operate at record levels in some states (Victoria, Western Australia) although it has slowed in others (New South Wales).

Forecast interest rate rises in 2008 may slow building activity and increase the likelihood of more competitive pricing for renovators in particular.

*Robert Caulfield  
Managing Director*

**This first part of the Archicentre Cost Guide is designed to help you budget for the repair or upgrading of your home.**

If your architect has given you costing information during your inspection, design or advice report it may be more specific than the general information provided here.

Prices vary depending on which tradespeople provide prices, the quality of job required, the materials selected, site access and so forth.

Your inspection service architect may be available to assist with repairs to the property. If this is the case, you will also receive more precise costing information than that which is provided here.

**NOTE:** Within this given price range Brisbane, Perth and Adelaide prices tend to be the cheapest, with Melbourne offering middle of the range prices and Sydney, Hobart and Canberra positioned in the higher range. However, any city's prices can be in the upper or lower price extreme.

Country building prices typically cost between 5% and 15% more depending on remoteness and similar factors such as population size.

### CONCRETING/PAVING (\$)

|   |                                      |         |
|---|--------------------------------------|---------|
| New Concrete Path per m <sup>2</sup>            |                                      | 48 - 63 |
| New Driveway <sup>1</sup>                       | Plain Concrete per m <sup>2</sup>    | 54 - 72 |
|   | Coloured Concrete per m <sup>2</sup> | 62 - 85 |
| Slate Impression on Concrete per m <sup>2</sup> |                                      | 71      |
| Stencilled Concrete per m <sup>2</sup>          |                                      | 80      |

**NOTES:**

- Based on average 75mm thickness and minimum area of 50m<sup>2</sup> (An average driveway is about 70m<sup>2</sup>)

### DAMP - Rising Damp/Salt Damp (\$)

|  |                  |            |
|--|------------------|------------|
| Silicon Injected Damp-Proof<br>Course (per linear metre) | Single brick     | 71 - 82    |
|  | Double brick     | 120 - 145  |
| Replace Damp-Proof<br>Course (per linear metre)          | Single brick     | 148 - 177  |
|  | Double brick     | 220 - 255  |
| Re-Point Mortar (per m <sup>2</sup> )                    |                  | 7.8 - 17.6 |
| New Air Vents  | Clay             | 40 - 46    |
|  | Galvanised Steel | 24 - 30    |

**NOTES:**

- The price increases in all categories depending on surface condition.
- Figures do not include re-plastering and other repair of wall surfaces.

### DRAINAGE (\$)

|                             |                          |
|-----------------------------|--------------------------|
| Drain to stormwater or sump | e.g. 20m = 1,420 - 2,500 |
|-----------------------------|--------------------------|

**NOTES:**

- Prices vary depending on access and length. An average length could be 20 metres at approx \$71 - \$125 per m.
- Does not include removal or replacement of hard surfaces over drains. Refer to "paving" category.

### FENCING (\$)

|                               |               |                |
|-------------------------------|---------------|----------------|
| Perimeter paling <sup>1</sup> | 1600-1900mm   | 56 - 98 per m  |
| Front - picket                | various types | 50 - 150 per m |
| Gates                         | Single        | 455 - 640      |
|                               | Double        | 1,230 - 1,760  |

**NOTES:**

- There are many varieties of fencing throughout Australia. This guide bases its prices on the Victorian type of perimeter fence.

### FLOOR REPAIR (\$)

|             |                               |                             |
|-------------|-------------------------------|-----------------------------|
| Framing     | Joists & Bearers <sup>1</sup> | 15 - 31 per lineal metre    |
| Floorboards | From particleboard            | 33 - 335 per m <sup>2</sup> |
|             | to feature timbers            |                             |

**NOTES:**

- Joist spacings for a normal room are 450mm apart. Bearer spacings are around 1500mm apart. So a 20m<sup>2</sup> room would cost around \$1,185 - \$1,550 to replace.
- Areas under 10m<sup>2</sup> will attract significantly higher installation costs.
- Excludes demolition.

### GUTTERING & DOWNPIPES (\$)

|           |                  |               |
|-----------|------------------|---------------|
| Zincalume | Per linear metre | 29 - 46       |
|           | Whole house      | 2,440 - 3,300 |
| Colorbond | Per linear metre | 35 - 56       |
|           | Whole house      | 3,000 - 4,020 |

**NOTES:**

- 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 <sup>2</sup> ) | 4.5 - 6.7     |
|                | Cellulose Fibre  | House Lot             | 680 - 1005    |
|                | Fibreglass Batts | (per m <sup>2</sup> ) | 14.1 - 19     |
|                | Fibreglass Batts | House Lot             | 2,120 - 2,850 |
| Walls          | R1.5 Batts       | (per m <sup>2</sup> ) | 13.5 - 18.4   |
|                | 430 Foil         | (per m <sup>2</sup> ) | 6.2 - 8.5     |

**NOTES:**

- All figures based on 150m<sup>2</sup> house/roof with reasonable access.

### PAINTING (\$)

|                       |   |                            |
|-----------------------|---|----------------------------|
| Exterior              | Timber <sup>1</sup> - Good Condition    | 12 - 25 per m <sup>2</sup> |
|                       | Timber - Bad Condition                  | 17 - 29 per m <sup>2</sup> |
|                       | Brick <sup>2</sup>                      | 12 - 15 per m <sup>2</sup> |
| Interior <sup>3</sup> | per square metre                        | 11 - 24                    |
|                       | Single room 3mx4mx3m                    | 650 - 830                  |
|                       | "Victorian Style" per room <sup>4</sup> | 1,800 - 2,300              |

**NOTES:**

- Painting of timber houses includes windows and door frames, plus the weatherboards.
- Painting of brick houses involves only windows & door frames.
- Includes doors, skirting & architraves. Poor surface conditions can double these indicative prices, e.g. for extra coats of paint, and for extensive preparation.
- Includes special trims and a variety of colours.
- Figures based on average size house (150m<sup>2</sup>) with reasonable structural condition.

# ARCHICENTRE COST GUIDE – January 2008

## PEST MANAGEMENT - Termite treatment (\$)

|   |               |
|---|---------------|
| Dusting <sup>1</sup>                      | 500 - 1,000   |
| Trenching <sup>2</sup>                    | 2,500 - 6,000 |
| Drilling Trees (per tree)                 | 200 - 600     |
| Baiting <sup>3</sup>                      | 2,500 - 6,000 |
| Physical barriers <sup>4</sup>            | 2,000 - 6,500 |
| Timber Pest Inspection <sup>5, 6, 7</sup> | 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 150m<sup>2</sup> 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.

## PLASTERING<sup>1</sup> (\$)

|   |                      |                 |
|---|----------------------|-----------------|
| Contemporary Finish                         | Whole house          | 11,300 - 14,500 |
|   | Single room 3mx4mx3m | 1,440 - 1,830   |
| "Victorian" Style Finish <sup>2</sup>       | Whole house          | 20,900 - 32,000 |
|   | Single room 3mx4mx3m | 2,500 - 3,800   |
| Hard Plaster (per m <sup>2</sup> )          |                      | 40 - 80         |
| Standard Plasterboard (per m <sup>2</sup> ) |                      | 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 150m<sup>2</sup> house with reasonable access.

## PLUMBING (\$)

|                                     |                |
|-------------------------------------|----------------|
| Renew Cold Water Pipes              | 1,550 - 2,400  |
| Hot Water Service unit renewal      | 1,160 - 1,600  |
| Complete house replumb <sup>1</sup> | 7,500 - 11,900 |

### 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<br>(150m <sup>2</sup> ) 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 carpenter's 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<br>or 46 - 65m <sup>2</sup>    |
|                         | Terra Cotta     | 10,600 - 12,690<br>or 62 - 81m <sup>2</sup>   |
| Metal                   | Zincalume       | 4,750 - 8,700<br>or 32 - 50m <sup>2</sup>     |
|                         | Colorbond       | 6,200 - 9,600<br>or 40 - 60m <sup>2</sup>     |
| Slate                   | Strip & Re-Nail | 11,300 - 13,400                               |
|                         | New Roof        | 25,400 - 48,000<br>or 155 - 330m <sup>2</sup> |
| Repointing <sup>2</sup> |                 | 780 - 1,600                                   |
| Rebedding <sup>3</sup>  |                 | 950 - 1,900                                   |

### NOTES:

1. Based on 150m<sup>2</sup> 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 <sup>2</sup> ) | 95 - 170 |
|       | Quarry Tiling (per m <sup>2</sup> )  | 95 - 130 |
|       | Vinyl Tiling (per m <sup>2</sup> )   | 41 - 100 |
| Wall  | Ceramic Tiling (per m <sup>2</sup> ) | 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.

## 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.

## ACKNOWLEDGEMENT

Archicentre gratefully acknowledges Geoffrey Moyle AAIQS from Construction Planning and Economics Pty Ltd for assisting in preparing this cost guide.

---

Please note that GST is included in these figures.

---

# ARCHICENTRE COST GUIDE – January 2008

## TREE REMOVAL (\$)

|                                 |             |
|---------------------------------|-------------|
| Cutting down & removal per tree | 300 - 1,600 |
|---------------------------------|-------------|

### NOTES:

- Prices are extremely variable and depend on the following: tree height, trunk circumference, density of branches/foilage, 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.

## UNDERPINNING (\$)

|                                     |                              |
|-------------------------------------|------------------------------|
| Per Pad (or pin size) 1000x1000x900 | 1,270 - 2,400                |
| Per Pad (or pin size) 1000x1000x600 | 1,060 - 1,900                |
| 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 <sup>3</sup> |

### NOTES:

- Higher prices are likely with more unstable soil that will require more excavation etc.
- Soil Test and Engineer's Report costs can vary by 50%.

## WINDOW RENEWAL (DOMESTIC) (\$)

|                |               |                                  |
|----------------|---------------|----------------------------------|
| Awning         | Aluminium     | 240 - 500per m <sup>2</sup>      |
|                | Timber        | 320 - 650 per m <sup>2</sup>     |
| Double glazing |               | add 105 - 315 per m <sup>2</sup> |
| Skylight       | eg. 600 x 600 | 460 - 1,000                      |

### NOTES:

- Square metre rates for windows increase for smaller windows and decrease for larger windows.
- Double hung window costs are about 20% more, sashless are around 50% more.
- Skylight cost includes shaft installation.

## WIRING (\$)

|                       |                            |               |
|-----------------------|----------------------------|---------------|
| Complete House Rewire | 34 - 53 per m <sup>2</sup> | 5,800 - 8,750 |
| Other Common Items    | Safety Switch              | 280 - 400     |
|                       | Service Call               | 78 - 130      |
|                       | Individual Power Points    | 80 - 165      |

### NOTES:

- Based on 150m<sup>2</sup> house with 15-18 power outlets, 15-18 light points, new mains and box circuit breaker switchboard with reasonable access.
- 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

### MORE ACCURATE PRICING IS AVAILABLE

- If your architect is preparing an Archicentre Design Report for you, you will receive costings which are more specific to your project than this general guide.
- Even better accuracy will be achieved after the Design Report is developed and taken to competitive tender where actual prices are obtained. In many cases more than 30% of the construction cost can be saved and/or a better job achieved through your architect's preparing the tender documents and helping review the tenderers.

## EXTENSIONS - Ground Level (\$) Shell only

|  |              |                 |
|--|--------------|-----------------|
| Single Room (20m <sup>2</sup> )        |              | 16,900 - 36,700 |
| Larger Extension (per m <sup>2</sup> ) | Brick veneer | 950 - 1,630     |
|  | Solid brick  | 1,030 - 1,920   |
|  | Weatherboard | 850 - 1,590     |

### NOTES:

- These prices also apply to upper level extensions when built at the same time as the ground level.
- Prices include removal of one or two walls at the junction of works.
- Inclusions: Plasterboard walls, painted two colours maximum, with two or three power points per room.
- Exclusions: Plumbing, joinery and surfacing of wet areas, sanitary fixtures.

## EXTENSIONS - Upper Level (\$) Shell only

|  |              |                 |
|--|--------------|-----------------|
| Single Room (20m <sup>2</sup> )        |              | 26,100 - 45,200 |
| Larger Extension (per m <sup>2</sup> ) | Brick veneer | 1,250 - 2,120   |
|  | Solid brick  | 1,410 - 2,400   |
|  | Weatherboard | 1,100 - 1,660   |

### 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.)

## RENOVATIONS (\$)

|                              |                 |
|------------------------------|-----------------|
| Bathroom (ensuite is less)   | 9,200 - 24,000  |
| Kitchen                      | 10,200 - 30,500 |
| Laundry                      | 4,000 - 9,500   |
| Bedroom                      | 3,900 - 8,100   |
| Single Room 20m <sup>2</sup> | 4,600 - 9,900   |

### 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 | 5,350 - 17,700 |
| Kitchen  | 7,400 - 27,500 |
| Laundry  | 3,000 - 7,900  |

### 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.

# ARCHICENTRE COST GUIDE – January 2008

## SAMPLE OPINION OF PROBABLE COST (80m<sup>2</sup> ground level addition)

### REPAIRS AND ALTERATIONS TO PLAN EXISTING BUILDING

PC Allowances for work (extent yet to be determined)

|   |                 |          |                 |
|---|-----------------|----------|-----------------|
| Re-stumping and making good   | \$5,200         | -        | \$9,000         |
| Re-roofing  | \$5,000         | -        | \$10,000        |
| Re-wiring   | \$5,800         | -        | \$8,800         |
| Other alterations and repairs to remaining building (misc. trade allowance) | \$5,000         | -        | \$10,000        |
| Built-in cupboards and wardrobes  | \$6,000         | -        | \$10,000        |
| Ensuite fitout  | \$6,000         | -        | \$12,000        |
| <b>SUB TOTAL</b>  | <b>\$33,000</b> | <b>-</b> | <b>\$59,800</b> |

### NEW BUILDING

|   |                  |          |                  |
|---|------------------|----------|------------------|
| Demolition and Removal  | \$2,500          | -        | \$3,500          |
| Additions (80m <sup>2</sup> brick veneer shell allowance, ground floor) | \$76,000         | -        | \$130,400        |
| Kitchen (mid-range, excluding whitegoods)                               | \$12,000         | -        | \$23,000         |
| Bathroom fitout (mid-range)   | \$8,000          | -        | \$12,000         |
| Laundry fitout (excluding whitegoods)                                   | \$4,000          | -        | \$8,000          |
| Air conditioning, heating and fireplaces, light fittings                | Excluded         | -        | Excluded         |
| Security, intercoms, ducted vacuum, "smart-wiring" etc.                 | Excluded         | -        | Excluded         |
| <b>SUB TOTAL</b>  | <b>\$102,500</b> | <b>-</b> | <b>\$176,900</b> |

### EXTERNAL WORKS AND SERVICES

|  |                |          |                     |
|--|----------------|----------|---------------------|
| In-ground services - stormwater, sewer, water, gas           | \$4,000        | -        | \$7,000             |
| External paving and paths, crossover, carport                | Excluded       | -        | Excluded            |
| Fencing and gates, sheds, pergolas, decks etc.               | Excluded       | -        | Excluded            |
| <b>SUB TOTAL</b>   | <b>\$4,000</b> | <b>-</b> | <b>\$7,000</b>      |
| Builders Preliminaries, site costs, overheads and attendance | (15 - 25%)     | -        | \$20,000 - \$60,000 |

**SUB TOTAL** **\$159,500** - **\$303,700**

### OTHER COSTS AND ALLOWANCES

|   |                 |          |                 |
|---|-----------------|----------|-----------------|
| Escalation if project is delayed  | Excluded        | -        | Excluded        |
| Design change/contract contingency allowance (10.0%)                            | \$15,900        | -        | \$30,000        |
| Design and professional fees  | Excluded        | -        | Excluded        |
| Items by the client, whitegoods, separate contracts, staging and miscellaneous. | Excluded        | -        | Excluded        |
| <b>SUB TOTAL</b>  | <b>\$15,900</b> | <b>-</b> | <b>\$30,000</b> |

**ESTIMATED TOTAL** GST is included in these figures **\$175,400** - **\$333,700**

Opinion based on average suburban prices. For Sydney, Hobart or Canberra projects add 10%.



#### Archicentre Limited

A.B.N. 34 001 866 520  
A wholly owned subsidiary of  
The Royal Australian Institute of Architects



National Telephone  
**1300 13 45 13**  
[www.archicentre.com.au](http://www.archicentre.com.au)

#### Victoria

530 Glenferrie Road  
Hawthorn Victoria 3122  
Fax: (03) 9819 5413

#### New South Wales

479 Darling Street  
Balmain New South Wales 2041  
Fax: (02) 9555 5011

#### South Australia

100 Flinders Street  
Adelaide South Australia 5000  
Fax: (08) 8228 0333

#### Northern Territory

1 Shepherd Street  
Darwin N.T. 0800  
Fax: (08) 8981 3042

#### Queensland

70 Merivale Street  
South Brisbane Queensland 4101  
Fax: (07) 3846 4970

#### Tasmania

the studio 49A Davey Street  
Hobart Tasmania 7000  
Fax: (03) 6224 1823

#### Australian Capital Territory

2A Mugga Way  
Red Hill A.C.T. 2603  
Fax: (02) 6273 1953

#### Western Australia

33 Broadway  
Nedlands WA 6009  
Fax: (08) 9389 6211