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Part Two - Renovation & Extension Costs

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

EXTENSIONS

- 1 The indicative square metre rates are for basic shell only, and the extended roofline over the shell.
- 2 Prices assume good access to the site and relatively simple roof configuration.
- 3 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.
- 4 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

- 1 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.
- 2 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.

RENOVATIONS (\$)

Bathroom (ensuite is less)	9,400 - 24,500
Kitchen	10,400 - 31,100
Laundry	4,100 - 9,700
Bedroom	4,000 - 8,300
Single Room 20m²	4,700 - 10,100

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	5,500 - 18,100
Kitchen	7,500 - 28,100
Laundry	3,100 - 8,100

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.

This cost guide has been prepared in conjunction with
PLANBUILD ESTIMATING.

www.planbuildestimators.com.au 0417 322 074

EXTENSIONS - Ground Level (\$) Shell only

Single Room (20m²)		17,200 - 37,400
Larger Extension (per m²)	Brick veneer	970 - 1,660
	Solid brick	1,050 - 1,958
	Weatherboard	870 - 1,620

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 (20m²)		26,600 - 46,100
Larger Extension (per m²)	Brick veneer	1,280 - 2,160
	Solid brick	1,440 - 2,450
	Weatherboard	1,120 - 1,690

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.)

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SAMPLE COST PLAN (80m² ground level addition)			
REPAIRS AND ALTERATIONS TO EXISTING BUILDING			
PC Allowances for work (extent yet to be determined)			
Re-stumping and making good	\$5,200	-	\$9,000
Re-roofing (e.g. Colourbond)	\$6,500	-	\$10,000
Re-wiring	\$5,800	-	\$8,800
Other alterations and repairs to remaining building (misc. trade allowance)	\$5,000	-	\$10,000
SUB TOTAL	\$22,500	-	\$37,800
NEW BUILDING			
Demolition and Removal	\$2,500	-	\$3,500
Additions (80m ² brick veneer shell allowance, ground floor)	\$77,600	-	\$132,800
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
SUB TOTAL	\$104,100	-	\$179,300
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
SUB TOTAL	\$4,000	-	\$7,000
Builders Preliminaries, site costs, overheads and attendance (15 - 20%)	\$20,000	-	\$46,000
SUB TOTAL	\$146,600	-	\$277,100
OTHER COSTS AND ALLOWANCES			
Escalation if project is delayed	Excluded	-	Excluded
Design change/contract contingency allowance (10.0%)	\$14,700	-	\$27,700
Design and professional fees	Excluded	-	Excluded
Items by the client, whitegoods, separate contracts, staging and miscellaneous.	Excluded	-	Excluded
SUB TOTAL	\$14,700	-	\$27,700
ESTIMATED TOTAL GST is included in these figures	\$161,300	-	\$304,800

Opinion based on average suburban prices.



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