

Part One - Repair & Maintenance Costs

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 ²		40 - 50
New Driveway ¹	Plain Concrete per m ²	47 - 62
	Coloured Concrete per m ²	55 - 75
Slate Impression on Concrete per m ²		60
Stencilled Concrete per m ²		68
NOTES:		
1. Based on average 75mm thickness and minimum area of 50m ² (An average driveway is about 70m ²)		

DRAINAGE (\$)

Drain to stormwater or sump	e.g. 20m = 1,050 - 2,250
NOTES:	
1. Prices vary depending on access and length. An average length could be 20 metres at approx \$50 - \$105 per m.	
2. Does not include removal or replacement of hard surfaces over drains. Refer to "paving" category.	

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FENCING (\$)

Perimeter paling ¹	1600-1900mm	45 - 75 per m
Front - picket	various types	40 - 135 per m
Gates	Single	400 - 600
	Double	1,050 - 1,600

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 ¹	13 - 29 per lineal metre
Floorboards	From particleboard	28 - 200 per m ²
	to feature timbers	

NOTES:

- Joist spacings for a normal room are 450mm apart. Bearer spacings are around 1500mm apart. So a 20m² room would cost around \$800 - \$1,300 to replace.
- Areas under 10m² will attract significantly higher installation costs.
- Excludes demolition.

GUTTERING & DOWNPIPES (\$)

Zincalume	Per linear metre	25 - 35
	Whole house	2,000 - 2,500
Colorbond	Per linear metre	29 - 40
	Whole house	2,450 - 3,000

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 ²)	3.8 - 5.9
	Cellulose Fibre	House Lot	570 - 850
	Fibreglass Batts	(per m ²)	12.0 - 17.0
Walls	Fibreglass Batts	House Lot	1,790 - 2,440
	R1.5 Batts	(per m ²)	10.5 - 13.5
	430 Foil	(per m ²)	5.3 - 6.5

NOTES:

- All figures based on 150m² house/roof with reasonable access.

PAINTING (\$)

Exterior	Timber ¹ - Good Condition	10 - 20 per m ²
	Timber - Bad Condition	15 - 25 per m ²
	Brick ²	9.5 - 13.0 per m ²
Interior ³	per square metre	9 - 21
	Single room 3mx4mx3m	525 - 725
	"Victorian Style" per room ⁴	1,500 - 2,000

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 (150m²) with reasonable structural condition.

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PEST CONTROL - Termite treatment (\$)

Dusting ¹	130 - 540
Trenching ²	1,200 - 3,000
Drilling Trees	110 - 500
Baiting ³	335 - 810
Physical barriers ⁴	650 - 5,500
Termite Inspection ⁵	250 - 350

NOTES:

1. Involves dusting termite galleries with arsenic, which spreads throughout colony.
2. Involves digging a trench, flooding with insecticide and backfilling with soil which soaks up toxins, also applying under floor of building.
3. Involves encouraging termites to set up colonies in CSIRO boxes, then eliminating them.
4. These are more for new housing, with prices depending on methods, materials and extent of barriers.
5. Figures based on 150m² house with reasonable access.

PLASTERING¹ (\$)

Contemporary Finish	Whole house	9,000 - 12,000
	Single room 3mx4mx3m	1,150 - 1,500
"Victorian" Style Finish ²	Whole house	17,250 - 28,250
	Single room 3mx4mx3m	2,000 - 3,400
Hard Plaster (per m ²)		22 - 55
Standard Plasterboard (per m ²)		18 - 33

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	1,350 - 2,050
Hot Water Service unit renewal	950 - 1,400
Complete house replumb ¹	6,000 - 10,200

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)		55 - 80 Melb
		190 - 340 Bris
Per Average (150m ²) House	Timber (80-90 Stumps)	4,700 - 7,200 Melb
		13,500 - 22,500 Bris
	Brick Veneer (60 Stumps)	3,600 - 5,400 Melb
	Solid Brick (40 Stumps)	2,800 - 3,700 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 \$13-29 per linear metre.
4. Hourly rate for extra excavation (eg. if rock is found). Allow about \$45 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.

RISING DAMP REPAIRS (\$)

Silicon Injected Damp-Proof	Single brick	60 - 70
Course (per linear metre)	Double brick	110 - 125
Replace Damp-Proof	Single brick	125 - 150
Course (per linear metre)	Double brick	185 - 225
Re-Point Mortar (per m ²)		6.5 - 15.0
New Air Vents	Clay	34.0 - 39.5
	Galvanised Steel	21.0 - 25.0

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.

REPLACEMENT ROOFING (\$)

Tiles	Concrete	7,280 - 8,850
		or 39 - 55m ²
	Terra Cotta	8,960 - 10,850
		or 52 - 70m ²
Metal	Zincalume	4,050 - 7,340
		or 27 - 42m ²
	Colorbond	5,050 - 8,150
		or 35 - 50m ²
Slate	Strip & Re-Nail	9,650 - 11,500
	New Roof	21,800 - 41,000
		or 130 - 290m ²
Repointing ²		660 - 1,350
Rebedding ³		810 - 1,620

NOTES:

1. Based on 150m² 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)	80 - 140
	Quarry Tiling (per m ²)	80 - 115
	Vinyl Tiling (per m ²)	35 - 90
Wall	Ceramic Tiling (per m ²)	77 - 140

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	35 - 49
Carpenter	34 - 48
Plumber and Gas Fitter	39 - 52
Plasterer	34 - 49
Painter	34 - 49
Electrician	39 - 49
Drainer	39 - 52

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.

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TREE REMOVAL (\$)

Cutting down & removal per tree	275 - 1,400
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NOTES:

- 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.

UNDERPINNING (\$)

Per Pad (or pin size) 1000x1000x900	1,075 - 2,100
Per Pad (or pin size) 1000x1000x600	900 - 1,650
Soil Test	200 - 300
Engineer's Report	275 - 700
Replacement of Bearers & Joists	27 - 43 per lineal metre
Removal of Sub-Floor Soil	150 - 300 per m ³

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	205 - 400 per m ²
	Timber	275 - 550 per m ²
Double glazing		add 80 - 275 per m ²
Skylight	eg. 600 x 600	400 - 825

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	30 - 46 per m ²	4,900 - 7,400
Other Common Items	Safety Switch	240 - 340
	Service Call	65 - 120
	Individual Power Points	65 - 140

NOTES:

- Based on 150m² 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 estimate 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 ²)		14,500 - 30,800
Larger Extension (per m ²)	Brick veneer	825 - 1,450
	Solid brick	900 - 1,750
	Weatherboard	725 - 1,400

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 ²)		22,500 - 40,000
Larger Extension (per m ²)	Brick veneer	1,050 - 1,900
	Solid brick	1,200 - 2,150
	Weatherboard	950 - 1,500

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 (\$) Shell only

Bathroom (ensuite is less)	7,800 - 21,000
Kitchen	9,000 - 27,000
Laundry	3,500 - 8,250
Bedroom	3,300 - 7,000
Single Room 20m ²	3,900 - 8,400

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	4,700 - 15,000
Kitchen	6,250 - 25,000
Laundry	2,700 - 7,000

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.

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SAMPLE COST ESTIMATE (80m ² ground level addition)			
REPAIRS AND ALTERATIONS TO EXISTING BUILDING			
Re-stumping	\$5,000	-	\$7,500
Re-roofing	\$5,000	-	\$10,000
Re-wiring	\$5,000	-	\$7,500
Alterations to remaining building	\$5,000	-	\$10,000
Built-in cupboards and wardrobes	\$5,000	-	\$10,000
Ensuite fitout	\$5,000	-	\$10,000
TOTAL	\$30,000	-	\$55,000
NEW BUILDING			
Demolition and Removal	\$2,000	-	\$3,000
Additions (80m ² brick veneer shell)	\$66,000	-	\$116,000
Kitchen (mid-range, excluding whitegoods)	\$10,000	-	\$18,000
Bathroom fitout (mid-range)	\$8,000	-	\$10,000
Laundry fitout (excluding whitegoods)	\$4,000	-	\$8,000
Air conditioning, heating, light fittings	Excluded	-	Excluded
Security intercoms, ducted vacuum etc.	Excluded	-	Excluded
TOTAL	\$90,000	-	\$155,000
EXTERNAL WORKS AND SERVICES			
In-ground services - stormwater, sewer, water, gas	\$2,000	-	\$5,000
External paving and paths, crossover	Excluded	-	Excluded
Fencing and gates, sheds, pergolas etc.	Excluded	-	Excluded
Builders Preliminaries and overheads	Included	-	Included
SUB TOTAL	\$122,000	-	\$215,000
OTHER COSTS AND ALLOWANCES			
Escalation if project is delayed	Excluded	-	Excluded
Design change contract contingency (10.0%)	\$12,000	-	\$21,000
Design and professional fees	Excluded	-	Excluded
Items by the client, separate contracts, staging and misc.	Excluded	-	Excluded
GST is included in these figures			
SUB TOTAL	\$134,000	-	\$236,000
ESTIMATED TOTAL	\$134,000	-	\$236,000

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



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