

sample only

**123 EXAMPLE AVENUE, NORTH EAST MELBOURNE**

**Alterations and Additions to Existing Residence**

**cost plan - report 1/-**

29 February 2012

schematic design stage

for

Kelly Byrne Hart & Kelly Architects

Cost Plan - Report 1/-

29 February 2012

Schematic Design Stage

**123 EXAMPLE AVENUE, NORTH EAST MELBOURNE****Alterations and Additions to Existing Residence****sample only****AT A GLANCE ...****This Cost Plan Report**

This report has been prepared to help establish, review and manage a realistic project scope, budget and cost. This report should be reviewed, revised and updated as the project progresses and prior to tendering and construction.

This is a measured approximate-quantities cost plan based on incomplete information and assumptions have been made - it has not been prepared on a simple dollars-per-square-metre basis. The content and purpose of this cost plan should be treated accordingly and reviewed as the documents, program and design progress. Assumptions and recommendations should be carefully checked.

This report is based on competitive tendering and assumes that fixed lump-sum prices be received from 3 to 4 builders. Construction Management or Cost-Plus Contracts are not recommended as a basis of sufficient cost control. Refer to the attached Trade Costs Summary and the details in the Detailed Trade Costs for further information. Please refer to the last page of this report for any cost options.

**Estimated cost**

Based on the information provided, as well as making some assumptions, we estimate the cost (including contingencies and GST, but excluding Design fees and other client costs) of this project is likely to be \$983,000. However, with some reduced allowances for the Builder's supervision, off-site costs & overheads, and the potential costs for escalation and contingencies, this may be reduced to \$897,000. It has been assumed construction will commence by June, 2012 and will be complete by March, 2013. Delays to the proposed program may lead to increases in cost.

These costs may be summarised as follows:

Site preparation, demolition & repairs etc.	\$55,674
Building works	\$604,938
External site works & services etc.	\$24,807
Builders preliminaries, site costs, supervision & overheads	\$160,144
Escalation and Design & Contract Contingencies	\$48,200
Design Fees, Client Costs & Project Contingency	Excluded
G. S. T. - Goods & Services Tax	\$89,376
<b>Total - potential gross cost</b>	<b>\$983,139</b>

However, this may alter (up or down!) depending on design or scope changes and future decisions to be made. A small 'design contingency' allowance of approximately \$47,300 has been included in the above figures for this. No 'contract contingency' allowance has been included for variations or other possible costs during construction.

**Area Rate**

Based on an 'effective' building works area of 290m<sup>2</sup> (adjusted for the renovation works), and a nett cost of the house of \$746,278 (which excludes site preparation costs, external works & services, contingencies, design fees and GST.), this equates to a 'square-metre rate' of approximately \$2,571/m<sup>2</sup> for the building alone.

Cost Plan - Report 1/-

29 February 2012

Schematic Design Stage

123 EXAMPLE AVENUE, NORTH EAST MELBOURNE

**Alterations and Additions to Existing Residence**

sample only

**BASIS, INCLUSIONS & EXCLUSIONS and NOTES****Budget, Documents, Program & Escalation****Budget**

We understand your budget to be approximately \$800,000 excluding Design Fees as advised.

**Documents**

The following documents, received 13.02.12 u.n.o., were used in preparing this report :

**Architectural**

Sketches - 1:100 Floor plans, elevations & sections

*A01a, A02b, A03a & A04-*

Outline scope of work & specification (4 pages)

Prepared by Kelly Byrne Hart & Kelly Architects

**Structural**

*SK-01a & 02b*

Prepared by Edwards & Joseph Pty Ltd, Engineers

**Assumed Program & Escalation**

Rise & Fall (Escalation), including potential cost changes for the time to complete documentation and construction (which is assumed will both be completed promptly), has been based on the following assumed program (this should be reviewed prior to tendering):

Design, documentation & tendering	in weeks	16	June-12
Construction	in weeks	40	March-13

**Documentation and Procurement**

This report is based on having the Tender and Contract Documentation being completed and issued by the Architect. It is assumed the Building Contract will be administered during construction by the Architect.

This report is based on **competitive tendering** to several builders and assumes **lump-sum quotes** will be received. 'Small local, hands-on' builders (i.e. the site carpenter may also be the supervisor and builder) may be more competitive than other builders with higher off-site costs and employed supervisors. Contractors' responses to documents, designs and programs will vary - as they must assess the market, prices and workload. This Cost Plan Report is to help you establish a 'fair' price. Tender prices can be expected to vary.

**Note:** **No allowance** is included for potential costs or savings for adopting a **negotiated contract**, for using a **Construction Management Contract**, the use of non-traditional forms of procurement, the need for an **accelerated program** or for the potential **reduced competition** by tendering to one builder only.

Cost Plan - Report 1/-

29 February 2012

Schematic Design Stage

**123 EXAMPLE AVENUE, NORTH EAST MELBOURNE****Alterations and Additions to Existing Residence****sample only****BASIS, INCLUSIONS & EXCLUSIONS and NOTES****Specific Inclusions - PC Allowances, Provisional & other allowances**

Please refer to the 'Detailed Trade Costs' section of this report for specific PC & Provisional Allowances for items such as tiles, carpet, sanitary fittings, whitegoods, light fittings, heating, cooling, repairs and the like.

**Contingency Allowances**

Many projects change & grow - during design and documentation (and, even during construction) - having items and costs added. To help maintain the budget, the following Contingency allowances are included in this report for some of these unexpected or undefined costs (please refer to the 'Detailed Trade Costs' section for further explanations):

Design Contingency	5.00%	\$43,000	excl. GST
Contract Contingency		Excluded	
Project Contingency		Excluded	

**Specific Exclusions**

Costs for the following items are excluded from this report. These items should be considered, checked and confirmed during design, and prior to tendering and construction. Allowances for their costs may need to be added to the project cost. Please refer also to the 'Detailed Trade Costs' section of this Cost Plan report for other specific exclusions.

Client / tenant occupation during construction

Design &amp; other consultants' fees

Poor ground conditions

Repairs &amp; other work to other existing and adjacent buildings, tenancies, surfaces and surrounds

Improvements and upgrades to existing inground services

Extra for under-road boring for in-ground services

Crossing roads to access existing services

Fire protection systems are assumed not required

Fire rated wall, floor, ceiling, etc. linings and doors

Site survey

Soil tests, council fees, etc.

Headworks and other Contribution Charges

Loose furniture and fittings

Small appliances

Cost escalation if project is delayed

Completing the work in stages

Out-of-hours work and/or accelerated program

Cost Plan - Report 1/-

29 February 2012

Schematic Design Stage

123 EXAMPLE AVENUE, NORTH EAST MELBOURNE

Alterations and Additions to Existing Residence

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**BASIS, INCLUSIONS & EXCLUSIONS and NOTES**

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**Existing Items**

The following existing items are to be retained:

- Electricity, water and gas supplies and meters
- Sewer and stormwater drainage points
- Telephone supply

**Suggestions & recommendations**

The following items, yet to be finalised, should be considered prior to any further commitment:

- Specifications & schedules
- Structural design and site conditions
- Location and capacity of existing services
- Quality and capability of the existing structure & finishes for re-use
- Painting to existing surfaces
- Extent of demolition, repairs (if any) to the existing building, fittings and finishes and items to be re-used
- Extent of work and repairs etc. to adjacent properties
- Extent of external work, retaining walls, fences, paths etc.

We also recommend the following:

- Further design input from the Architect
- Further design input from the structural engineer

When reviewing budgets and costs, the following should be considered, checked and confirmed:

- All assumptions and allowances, including changes to the design, documents or scope of works - giving particular attention to areas of design yet to be confirmed or finalised,
- Specific inclusions, PC allowances & exclusions should be monitored closely,
- The quality and thoroughness of the tender and construction documents,
- Items **excluded** from the documents to be added to the project cost,
- Items **excluded** from the Building Contract Price also to be **added** to the project cost.

**Talking to a Builder**

Due to the early nature of the drawings, and our assumptions and inclusions, project costs will not always match builders' "ball-park estimates". We do not normally recommend discussing costs with builders at this early stage... such advice is sometimes incomplete and therefore not very helpful.

**This Report prepared by...**

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Cost Plan - Report 1/-

29 February 2012

Schematic Design Stage

123 EXAMPLE AVENUE, NORTH EAST MELBOURNE

Alterations and Additions to Existing Residence

sample only

**TRADE COSTS SUMMARY**

<u>Site Preparation, Demolition &amp; Repairs, Etc.</u>	<u>\$55,674</u>
External Demolition And Site Clearance	\$11,615
Site Levelling, Excavation, Fill, Ground Conditions, Piers/Piling, Underpinning, Retaining Walls, Etc.	\$26,734
Internal Demolition & Preparation And Repairs To Existing Structure	\$15,825
Hazardous Materials Removal	\$1,500
<u>Building Works</u>	<u>\$604,938</u>
Pc Allowances And Provisional Sums	
Concrete Work	\$24,152
Structural Steelwork Framing	\$40,130
Brickwork, Blockwork And Other Solid Walls	\$28,680
Roof Linings, Roof Plumbing & Rooflights	\$15,475
Carpentry - Framing, Linings, Insulation & Tanking	\$95,182
Plasterboard Wall & Ceiling Linings	\$25,869
Windows & Glazed Doors	\$54,981
Doors, Frames And Hardware	\$17,930
Floor Finishes	\$22,435
Wall Finishes	\$12,203
Painting	\$36,810
Fixed Joinery, Cabinets, Etc.	\$64,593
Stone, Steel, Glass Or Similar Benchtops, Hearths & Splashbacks	\$10,850
Metalwork, Garage Doors, Screens, Mirrors, Bathroom Accessories, Blinds, Signage, Etc.	\$19,070
Staircases, Balustrades And Handrails	\$11,000
Sanitary Fixtures, Tapsets, Whitegoods & Hot Water Service	\$22,590
Plumbing - Water, Waste, Vents Etc., Internally To Sanitary Fittings	\$23,845
Electrical Services, Light Fittings & Power Supply	\$39,744
Communications & Data, Security, Equipment And The Like	\$2,500
Heating & Cooling	\$36,900
Fire Protection And Detection	

Cost Plan - Report 1/-

29 February 2012

Schematic Design Stage

123 EXAMPLE AVENUE, NORTH EAST MELBOURNE

Alterations and Additions to Existing Residence

sample only

**TRADE COSTS SUMMARY**

<u>External Site Works &amp; Services Etc.</u>	<u>\$24,807</u>	
Paving, Driveways, Fences And Gates		\$14,146
Landscaping, Grassing, Planting, Decks, Pergolas, Etc.		\$2,955
Outbuildings, Sheds, Etc.		
External Inground Services (Sewer, Stormwater, Water, Gas...) & Water Tanks		\$7,706
<u>Preliminaries, Site Costs, Supervision &amp; Overheads</u>	<u>\$160,144</u>	
Builders' Site Establishment, Running Costs, Supervision & Labourers, And Final Clean		\$86,744
Attendance And Overheads Etc.		\$73,400
<b>Sub Total - Building Works</b>		<b>\$845,564</b>
<u>Escalation, Contingencies, Design Fees, Client &amp; Other Costs, Etc.</u>	<u>\$48,200</u>	
Program, Staging, Site & Timing Costs, Market And Escalation		\$5,200
Design & Brief Change Contingency Allowance		\$43,000
Contract Contingency	Excluded	
Design & Documentation Fees	Excluded	
Client & Other Costs	Excluded	
Project Contingency	Excluded	
<b>Sub Total</b>		<b>\$893,764</b>
G. S. T. - Goods & Services Tax	10.0%	\$89,376
<b>Totals</b>		<b>\$983,140</b>

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence

29 February 2012

sample only

**BUILDING AND OTHER AREAS**

<u>Measured Building Areas</u>			<i>weighting @</i>	<i>weighted, m2</i>
Ground floor - new	m <sup>2</sup>	103.0	100%	103.0
Ground floor - existing with work	m <sup>2</sup>	73.9	67%	49.3
Ground floor - garage new	m <sup>2</sup>	45.5	100%	45.5
First floor - new <i>including voids &amp; stair</i>	m <sup>2</sup>	92.5	100%	92.5
<i>External deck - upper</i>	m <sup>2</sup>	12.0		
<i>Existing building to be demolished</i>	m <sup>2</sup>	72.0		
<i>Site area</i>	m <sup>2</sup>	568.0		
<b>Total Building Area (B.A.)</b>	<b>m<sup>2</sup></b>	<b>314.9</b>		<b>290.3</b>
				<i>Effective works area</i>
<b>New external wall &amp; window envelope</b>	<b>m<sup>2</sup></b>	<b>325</b>		
<i>Ground floor, envelope</i>	m <sup>2</sup>	172		
<i>First floor, envelope</i>	m <sup>2</sup>	153		
<b>New external wall types</b>	<b>m<sup>2</sup></b>	<b>248</b>		
<i>Timber framed external wall</i>	m <sup>2</sup>	147		
<i>External veneer walls (masonry &amp; stud)</i>	m <sup>2</sup>	101		
<i>Other external cavity or solid masonry walls are not required</i>				

Cost Plan - Report 1/-  
Schematic Design Stage  
123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
Alterations and Additions to Existing Residence  
Detailed trade costs

29 February 2012

**sample only**

## **Notes**

### **Generally**

This report assumes the building and site will be unoccupied during construction.

This report is based on completing this project in **one stage** with the builder having full occupation of the site.

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

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

### **Builders**

Supervision, experience, management, time, quality and cost will vary from one builder to another. A well-managed project requiring the appropriate supervision may mean increased construction time and cost. This cost report is based on engaging a building company with employed on-site supervisors and off-site costs that is capable of maintaining multiple projects.

### **Site survey**

A Site Survey and site 'location' is excluded. It is assumed this has already been completed by the client.

### **Structure**

Further information regarding the ground conditions is required

Ground conditions are assumed to be stable

It is assumed existing ground levels are generally acceptable and there is no requirement for major cut or fill.

Allowances for fill, crushed rock etc. are excluded, it is assumed they are not required

### **Existing services**

It is assumed the existing stormwater drainage system in the street is adequate to remain

It is assumed the existing sewer drainage system in the street is adequate to remain

It is assumed the existing water & gas supplies, meters etc. in the street are adequate to remain

### **Adjacent buildings**

No allowance is included for any work (ie. repairs, making good, replacements, etc.) to adjacent buildings, structures, fittings, surfaces or the like, as advised

### **Other items**

Relocatables / Temporary Accommodation and the like are excluded

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

Note: It is important that Tenderers provide a Trade Cost Summary in their quotes. These summaries should be carefully reviewed prior to accepting any tender.

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

**SITE PREPARATION, DEMOLITION & REPAIRS, ETC.****External Demolition and Site Clearance** **\$11,615**

Demolish and remove existing buildings	Item	\$9,148
Demolish and remove existing outbuildings, sheds & other structures Refer also to Internal Demolition & Preparation ...	Item	\$865
Site clearance, tree removal, other minor demolitions and removals, fences, paving, landscaping, etc.	Item	\$1,602

**Site Levelling, Excavation, Fill, Ground Conditions, Piers/Piling, Underpinning, Retaining Walls, Etc.** **\$26,734**Excavation and Fill

Site levelling, excavation/cut etc. including removing top soil, vegetation and disposal etc	Item	\$2,384
Bulk/site excavation/cut etc. including removing spoil Excluded, assumed not required	Item	Nil
Termite treatment, barriers, etc.	Item	\$1,250
Allowance for fill, backfill, crushed rock, etc. assumed - further structural design information is required	Item	No allowance

Rock, poor ground conditions etc.

Poor ground conditions, soft spots or the like	Item	\$10,000
Retention and protection to adjacent properties	Item	In above
Excavation in rock	Item	Excluded
Blinding concrete & excavation - allowance	Item	In above

Piers, piling, underpinning, etc.

Bored piers, screw piles and the like are assumed not required  
 Allowances have been included above, however, for potential costs that may be  
 associated with any poor or volatile sub-ground conditions

Underpinning existing structures Further information is required Allowance been made at the existing west boundary wall where proposed new floor slab will be at a lower level	Item	7.0	\$1,871.43	\$13,100
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Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

### Retaining walls

No allowance is included for sleeper or other small retaining walls - it is assumed they not required (if required, they may be completed as part of the landscaping works)

It is assumed other (ie. larger) retaining walls are not required, they are not shown on the drawings

## **Internal Demolition & Preparation And Repairs To Existing Structure \$15,825**

### Internal preparation and removal

Remove finishes, linings, windows, doors, fittings & fixtures, etc; levelling & patching etc.; services; making good and the like	Item	\$5,332
Remove walls, floors, roof, etc; forming openings and the like; propping, bracing, etc. (refer also to 'Brickwork...')	Item	\$7,029
Propping, bracing, shoring and supports to existing buildings	Item	In above
Sawcutting concrete slabs and the like is assumed not required		
Minor works and interface allowance	Item	Assumed nil
Minor labours, timbers, framings, linings, fixings; access, temporary work; levelling & straightening; work for services, other trades etc.	Item	\$464

### Repairs and making good - PC allowances :

Repairs and maintenance to other existing and adjacent buildings, structures, tenancies & surrounds are excluded as advised

### *Scope of work is to be confirmed*

General & miscellaneous repairs and the like	Item	\$2,000
Damp, dpc's, termites or other similar problems	Item	\$1,000
Re-block existing flooring	Item	Excluded
Structural or other repairs to existing footings, floors, walls, frames, roof, etc	Item	Excluded
Repairs and making good to existing façade, verandah etc.	Item	Excluded
Restoration of period features	Item	Excluded

Refer also to relevant Trade Sections for works in existing buildings if required

## **Hazardous Materials Removal \$1,500**

Hazardous materials removal, pc allowance	Item	\$1,500
Asbestos removal is included in the above	Item	In above
Contaminated soil removal and replacement is excluded		Excluded
Lead paint removal is excluded		Excluded
Other hazardous materials removal is excluded		Excluded

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

**BUILDING WORKS****PC Allowances and Provisional Sums**

Refer elsewhere for PC Allowances and Provisional Sums Note

**Concrete Work** **\$24,152**In situ slabs, footings, walls etc.

Concrete ground slab, beams & thickenings / footings, reinforcement, sand bed & membrane	m <sup>2</sup>	76	\$192.08	\$14,598
Strip footings	m	32	\$196.34	\$6,283
Pad footings, <i>allowance for posts, columns, etc.</i>	Item			\$1,592

Suspended upper level concrete slabs, beams & columns are not required  
 In-situ concrete walls are not required  
 Concrete staircases are not required

Precast concrete

Precast concrete walls are not required

Sundries

Modifications to existing footings, slabs, pads and the like for new and modified structure, services, plumbing, etc.	Item			\$750
Minor labours, framings, fixings, chairs, ties, supports, joints, propping; samples & testing; hobs; access, temporary work; curing; work for services, other trades; shop drawings; inspections, etc.	Item			\$929

**Structural Steelwork Framing** **\$40,130**

The structural design is yet to be finalised - preliminary sketches only have been provided

Beams & posts in floors, walls & roof - <i>allowance</i>	tonne	3.92	\$8,000.00	\$31,360
Surface treatment	Item			\$3,920

Steel purlins, girts & bracing to roof/walls and fall-restraint systems are assumed not required  
 Fire rating to structural steelwork is excluded

Bolts, grout & levelling, site welding, samples, supports & temporary items; shop drawings, deliveries, craneage, access; inspections, etc.	Item			\$4,850
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Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

**Brickwork, Blockwork And Other Solid Walls** **\$28,680**

Work in existing areas

Masonry work in preparation, forming and infilling openings, patching, making good; scaffold, etc. Item \$4,285

Subfloor masonry & retaining walls

Extent of sub-floor walls is assumed

Subfloor single skin walls with piers	m <sup>2</sup>	12.0	\$160.54	\$1,926
Subfloor cavity walls	m <sup>2</sup>	3.0	\$271.06	\$813

Brickwork

110mm brick skin of :

External veneer, cavity, solid, pierced or other wall, commons	m <sup>2</sup>	100.8	\$146.52	\$14,769
Internal wall, commons	m <sup>2</sup>	47.0	\$146.52	\$6,886

Brickwork in fireplace & chimney - not required  
 Extra over for face brickwork - not required  
 Bagged finish - not required  
 Joints, ties, scaffold, sills, cleaning, etc - included in above

Other solid walls

90mm block skin of internal or external wall	Assumed nil
140mm block skin of internal or external wall	Assumed nil
190mm block skin of internal or external wall	Assumed nil

Concrete, lightweight & other blockwork walls are not required  
 Stonework, stabilised rammed earth, mud brick & glass brick walls are not required

**Roof Linings, Roof Plumbing & Rooflights** **\$15,475**

Roof linings & plumbing

*pc supply/m<sup>2</sup>*

Metal deck roofing and ridges	\$25.00	m <sup>2</sup>	124.9	\$48.63	\$6,074
Membrane roofing					Not required
Wall cladding, colorbond		m <sup>2</sup>	25	\$60.00	\$1,500

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

Roof plumbing, seals, access, height, waste etc.	Item			\$312
Sarking to roofing	Item			\$749
Eaves gutter	m	26.0	\$45.00	\$1,170
Box gutter	m	8.0	\$180.00	\$1,440
Barge, flashing, junction, valley, fascias, etc.	Item			\$960
Downpipes	Item			\$1,220
Rainwater head	Note			Nil
Ridge ventilators	Note			Nil
Safety mesh and roof access hatches are assumed not required				

Rooflights

Rooflights / skylights, allowance	Item			\$1,450
Rooflights, allowance for modifications to existing	Item			Nil
Glass roofing and the like are excluded				

Existing roofing & roof plumbing

Allowance for making good to existing roof cladding and plumbing after demolition and alterations for new works	Item			\$600
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Existing roof linings, plumbing, sarking etc. are to remain to existing unaltered areas. Allowance for minor making good is included in the above

**Carpentry - Framing, Linings, Insulation & Tanking** **\$95,182**Floor framing & linings

Timber ground floor framing, stumps, bearers, joists, pads, etc.	m <sup>2</sup>	72.5	\$102.38	\$7,422
Timber upper floor framing, beams, joists etc.	m <sup>2</sup>	92.5	\$90.40	\$8,362
Timber upper floor framing, beams, joists etc. - decks	m <sup>2</sup>	12.0	\$90.40	\$1,085
Timber substrate to last	m <sup>2</sup>	12.0	\$70.00	\$840
Timber decking/linings over battens to balcony	m <sup>2</sup>	12.0	\$120.00	\$1,440
Soffit lining to deck				Assumed nil
Insulation to timber floor framing	Item			\$1,650
Particleboard floor lining	m <sup>2</sup>	97.9	\$30.34	\$2,970
Wet area / FC flooring to receive tiles	m <sup>2</sup>	11.0	\$65.00	\$715
T&G timber flooring, supply only, pc allowance	m <sup>2</sup>	55.0	\$60.00	\$3,300
Waste & fixings for materials	Item			\$743
Labour to lay	Hours	39.6	\$60.00	\$2,376
Battens and vapour barrier to slab or framing				Nil
Secret nailing is excluded				
PC allowance for repairs to existing floor boards	m <sup>2</sup>	62.0	\$15.00	\$930

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

Wall framing & linings

Timber external wall framing	m <sup>2</sup>	247.8	\$55.00	\$13,629
Internal timber framed wall	m <sup>2</sup>	161.3	\$44.00	\$7,097
Insulation and sarking to external timber framed walls	Item			\$3,717
Insulation to internal framed walls	Item			\$363
Timber or other external lining allowance	m <sup>2</sup>	122.0	\$88.31	\$10,774
Zinc wall cladding, pc allowance, including backing board	Note			Nil
CFC wall lining	Note			Nil

Roof and ceiling framing & linings

Roof & ceiling framing, battens, eaves & soffits, fascias, insulation, etc.	m <sup>2</sup>	124.9	\$95.85	\$11,972
Rooflight shafts & framing	Item			In above
PC allowance for 'decorative/timber' or other ceiling linings	Item	15	\$100.00	\$1,500
Additional timber, villaboard, plywood & other 'decorative' ceiling linings are not required				

Modifying, infilling and making good

Prepare & make good floor framing & linings: for new flooring; for new posts & pads; at modified openings; after demolition etc.; FC over existing for tiles; modifying levels, etc.	Item			\$769
Timber infill framing, linings and insulation to external walls	Item			\$1,313
Timber infill framing to internal walls	Item			\$360
Framing and junctions with existing wall and roof framing and linings, roof cladding and plumbing - including posts, beams, lintols, making good after demolition of walls, etc.	Item			\$779

Tanking

Tanking to terraces, decks etc.	m <sup>2</sup>	12	\$120.00	\$1,440
Tanking & waterproofing to wall, floors at wet areas	Item			\$750

Sundries, BWIC, minor items & labours etc.

Insulation to concrete floor slabs	Item			\$1,140
Timber, or other, skirting	m	225.9	\$12.80	\$2,892
Builder's work in connection with services, coreholes in slabs, ducts, cable trays and the like including making good to adjacent areas/surfaces	Item			In below
Minor items, labours, timbers, linings, fixings; levelling & straightening; plinths; bracing; villaboard at tiles; termite treatment; access; temporary work; flashing, waterproofing; samples; shop drawings; minor work for services, other trades;	Item			\$4,855

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

### Plasterboard Wall & Ceiling Linings

**\$25,869**

#### Wall linings

Plasterboard to stud walls	m <sup>2</sup>	570	\$22.50	\$12,834
Plasterboard to masonry or other solid walls is assumed not required				
Plasterboard wall linings to existing walls, allowance	Item			\$700
Plasterboard linings to 'infilling' stud walls	Item			\$878
Allowance for making good due to demolition or new work to wall linings	Item			\$400

#### Ceiling linings

Plasterboard ceiling linings including edge treatments, cornices etc.	m <sup>2</sup>	268	\$35.00	\$9,397
Special cornices and roses etc. are not required				
Suspended flush plasterboard ceiling - assumed generally not required				
Extra over allowance for suspended flush plasterboard ceiling - assumed to some areas, extent to be determined	Item			\$1,000
Bulkheads and the like are assumed not required				
Rooflights shaft linings, plasterboard	Item			\$261
Allowance for making good due to demolition or new work to ceiling linings	Item			\$400

#### Fire rated plasterboard linings

Fire rated plasterboard linings are assumed not required

### Windows & Glazed Doors

**\$54,981**

#### Windows & glazed doors including glass - supply only

Ground floor	m <sup>2</sup>	56.3	\$450.00	\$25,335
First floor	m <sup>2</sup>	20.9	\$450.00	\$9,405
New windows in existing walls	m <sup>2</sup>	12.2	\$500.00	\$6,100
Internal glazed screens	Note			None shown
Extra over for hinged or sliding doors	Item			\$525
Extra over for large sliding doors	Item			\$600
Extra over for folding doors	Item			Nil
Sliders for last	Item			In above
Double glazing is excluded				
Extra over for some solar, obscure or other glazing	Item			In above
No allowance is included for flyscreens, assumed not required				

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

Windows installation and sundries

Labour to install windows	Item			\$10,428
Architraves, reveals, trims, sills, flashings, pelmets etc.	Item			\$1,788

Existing windows and glazed doors

Existing windows & glazed doors are generally to remain. No allowance is included for any major work or repairs

PC Allowance for minor repairs to existing windows	Item	8.0	\$100.00	\$800
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**Doors, Frames And Hardware \$17,930**

Doors & frames - supply only

Single hinged external door, entry	No.	1	\$300.00	\$300
Single hinged external door	No.	2	\$150.00	\$300
Refer to Windows & Glazed Goors above for fully glazed external doors.				
Security doors are excluded				
Single hinged internal door	No.	8	\$70.00	\$560
Single pivot solid core internal door	Note			Nil
Single sliding internal door	No.	3	\$70.00	\$210
Slider for last	No.	3	\$200.00	\$600
Large sliding internal door	No.	1	\$500.00	\$500
Slider for last	No.	1	\$750.00	\$750
Folding internal door including track	Note			Nil

Other doors in cupboards - see *Joinery*  
 Hinges, stops and minor items are included in above

Timber external door frame with architrave/trims	Item			\$748
Timber internal door frame with architrave/trims	Item			\$1,923

Doors & Frames installation

Labour to install doors and frames	Item			\$5,205
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Automatic door mechanisms

Automatic door mechanisms are excluded  
 Refer elsewhere for mechanisms to garage & other doors

Fire doors complete, installed

Fire rated doorsets are excluded

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

**sample only**Existing doors

Existing doors to be relocated - allow for minor repairs / alterations only	Item	5	\$75.00	\$375
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Door & Window Hardware - PC allowance to supply

It is assumed some existing hardware is to remain

Handle sets, plates, pulls, etc. - external	No.	5	\$110.00	\$550	
Handle sets, plates, pulls, etc. - internal	<i>hinged, pair</i>	No.	9	\$90.00	\$810
Handle sets, plates, pulls, etc. - internal	<i>sliding, pair</i>	No.	4	\$30.00	\$120
Locks	Item			\$400	
Window & other hardware	Item			\$2,012	
Pivot mechanisms etc.	Note			Nil	
Closers	Note			Nil	
Grilles	Note			Nil	
Kickplate	Note			Nil	
Weather, acoustic and other seals	No.	3	\$150.00	\$450	

Hardware installation

Labour to install hardware	Item			\$2,118
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**Floor Finishes****\$22,435**Floor tiles

Floor tiles - bathrooms, laundry etc., pc allowance to supply	m <sup>2</sup>	32.5	\$40.00	\$1,300
Labour to install last including sundries, joints etc.	m <sup>2</sup>	32.5	\$60.00	\$1,950
Quarry or other floor tiles, pc allowance to supply	m <sup>2</sup>	21.1	\$75.00	\$1,583
Labour to install last including bedding, sundries, joints etc.	m <sup>2</sup>	21.1	\$80.00	\$1,688
Tactile indicators	Note			Nil

Carpet, vinyl, linoleum and other floor finishes, screeds, plinths, trims, etc.

Carpet and underlay, pc allowance installed	m <sup>2</sup>	102	\$55.00	\$5,599
Vinyl / linoleum flooring, pc allowance installed	m <sup>2</sup>	9	\$100.00	\$900
Sealer to exposed concrete floor	Item			\$819

Parquetry, pre-finished floorboard veneer, insitu terrazzo, epoxy flooring etc. are not required

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

Granolithic bedding for floor tiles, allowance allowance partially at 'wet' areas only Concrete plinths are assumed not required	Item			\$1,179
Trims, joints, metal strips, seals, junctions, etc	Item			\$362

#### Polished finishes

Polished finish to new floor boards	m <sup>2</sup>	55	\$55.00	\$3,025
Polished finish to existing floor boards	m <sup>2</sup>	62	\$65.00	\$4,030
Polished finish to concrete floors	Note			Not required

#### Allowances for making good

Make good to floor finishes due to demolition or new work	Item			In above
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#### **Wall Finishes**

**\$12,203**

#### Wall tiles

The extent of wall tiling has been assumed

Wall tiles - kitchen, pc allowance to supply	m <sup>2</sup>	4.2	\$45.00	\$189
Labour to install last including sundries, joints etc.	m <sup>2</sup>	4.2	\$60.00	\$252
Wall tiles - bathrooms, laundry etc., pc allowance to supply	m <sup>2</sup>	64.4	\$45.00	\$2,898
Labour to install last including sundries, joints etc.	m <sup>2</sup>	64.4	\$60.00	\$3,864

#### Cement and acrylic renders, hard plaster

No allowance is included for external render, mouldings, trims etc. to walls  
 Hardplaster linings to walls is not required

#### Timber and other linings

PC allowance for 'decorative/timber' or other wall finishes	Item	20	\$150.00	\$3,000
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#### Allowances for making good

PC allowance for making good due to demolition or new work for :	Item			\$2,000
Hard plaster wall linings	Item			In above
External cement render wall linings	Item			Nil
Other wall and ceiling finishes	Item			In above

Existing wall and ceiling finishes are generally to remain where possible. No allowance is included for replacing or making good to existing surfaces, trims, etc.

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

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**Painting** **\$36,810**

Paint to external existing surfaces, PC allowance scope to be confirmed	Item			\$6,250
Paint to internal existing surfaces, PC allowance	Item			In below
Paint to external surfaces	Item			\$12,982
Paint to internal surfaces	Item			\$17,578

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**Fixed Joinery, Cabinets, Etc.** **\$64,593**
PC Allowances

Kitchen & pantry joinery see items below for benchtops	Item			\$27,560
Vanity benches, bathroom joinery & cabinets etc.	Item			\$3,970
Laundry joinery including, benchtops etc.	Item			\$5,845
Cupboards / robes including fitout & doors - bedrooms & linen	m <sup>2</sup>	17.6	\$784.38	\$13,805
Walk-in robe fitout	Item			\$9,413
Wall unit to family/living room	Item			Cost Option
Study joinery	Item			\$4,000
BBQ bench	Item			By Client
Garage joinery	Item			None shown

Other desks, shelving and cupboards, bookcases, TV units, etc. are not required  
 Unmeasured & miscellaneous joinery, loose furniture and fittings are excluded

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**Stone, Steel, Glass Or Similar Benchtops, Hearths & Splashbacks** **\$10,850**

Kitchen - benchtops, pc allowance	Item			\$9,000
Kitchen - splashbacks, pc allowance	Item			Nil
Bathrooms, pc allowance	Item			\$1,850

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

**Metalwork, Garage Doors, Screens, Mirrors, Bathroom Accessories, Blinds, Signage, Etc. \$19,070**

Miscellaneous metalwork

Miscellaneous metalwork, clothesline, brackets, hooks & the like Item \$1,750  
 Door mats & surrounds are assumed not required  
 Hand rails, corridor bumper rails and the like are assumed not required  
 Pinboards & the like are not required

Garage, roller & other doors

Garage door including frames, finish, supports, guides, hardware, automatic mechanism etc No. 1 \$4,500.00 \$4,500

Screens, canopies, awnings and the like

PC allowance for external screens - west windows Item 7.0 \$400.00 \$2,800  
 No allowance is included for shutters, other screens, canopies or awnings etc.

Mirrors, shower screens and bathroom accessories

Mirrors m<sup>2</sup> 6.8 \$300.00 \$2,040  
 Shower screens - with door No. 2 \$1,200.00 \$2,400  
 Toilet roll holder No. 3 \$150.00 \$450  
 Accessories, rails, hooks & the like Item \$1,530  
 Grab rails and other items Note Nil  
 Heated towel rails, allowance Item 2 \$1,800.00 \$3,600

Curtains, blinds and tracks - PC allowance to supply & install :

Curtains and blinds are excluded

Operable Walls, Roller Grilles, Etc.

Operable walls, roller grilles and the like are not required Excluded

**Staircases, Balustrades And Handrails \$11,000**

Timber, mdf or steel staircase with handrails, balustrades & finish, pc allowance Item \$5,000  
 Internal balustrades / handrails Item \$1,500  
 External balustrades / handrails Item \$4,500

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

**Sanitary Fixtures, Tapsets, Whitegoods & Hot Water Service \$22,590**

Sanitary fixtures, tapsets, etc. - PC allowances, for supply only

Kitchen sink, drainer	No.	1	\$650.00	\$650
Trough, laundry	No.	1	\$275.00	\$275
WC suite (pan, cistern & seat)	No.	3	\$800.00	\$2,400
Basin	No.	4	\$450.00	\$1,800
Bath tub	No.	1	\$1,200.00	\$1,200
Shower base	Note			Nil
Shower taps / mixer and rose	No.	3	\$500.00	\$1,500
Tapsets	No.	7	\$300.00	\$2,100
Wastes	No.	7	\$80.00	\$560
Washing machine stops	No.	1	\$225.00	\$225
Bottle trap	No.	4	\$195.00	\$780

Boiling water unit / chiller is excluded  
 Insinkerator is excluded

Whitegoods - PC allowances, for supply only

Kitchen appliances / whitegoods	Item			\$10,000
Oven / stove	No.	1		In above
Steam oven				Nil
Cooktop	No.	1		In above
Rangehood	No.	1		In above
Dishwasher	No.	1		In above
Refrigerator & freezer	No.	1		In above
Wine fridges				Nil
Washing machine	Note			Excluded / By Client
Clothes dryer	Note			Excluded / By Client
Microwave	Note			Excluded / By Client
Coffee machine	Note			Excluded / By Client
Barbecue	Note			Excluded / By Client

Hot water service - PC allowances, for supply only

Hot water service	No.	1	\$1,100.00	\$1,100
Solar hot water service is excluded				

**Plumbing - Water, Waste, Vents Etc., Internally To Sanitary Fittings \$23,845**

Plumbing (water, waste, vents) to fixtures, whitegoods, fwgs, etc. including installation, etc. (within building)	Item			\$23,845
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Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

### **Electrical Services, Light Fittings & Power Supply**

**\$39,744**

#### Electrical services generally

Wiring and fitting complete including power & lighting points/switches, switchboards, smoke detectors, fans, antenna, & the like	m <sup>2</sup>	307	\$91.66	\$28,144
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The electrical layout has not been provided - assumptions have been made. This report includes:

96 No. Light points
61 No. Power points

Cabling & wiring for computers, audio, data, Pay TV, stereos, etc.	Item			\$1,000
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Ceiling 'sweep' fans and the like	Item			No allowance
Phone line connection				Excluded
Telephone handsets				Excluded
Electric hand dryers				Excluded

No allowance is included for work to existing areas not altered by these works

External lighting bollards, security lighting, etc. - allowance including reticulation	Item			\$1,500
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#### Light fittings - PC allowances, for supply only:

Downlights & the like	No.	82	\$50.00	\$4,100
Uplights	No.			Nil
Stair/Wall lights	No.	5	\$300.00	\$1,500
Pendant lights	No.	2	\$1,000.00	\$2,000
Track / joinery lights	Item			Nil
External fittings	No.	5	\$300.00	\$1,500
Other feature lights and the like	Item			Excluded

Specialist display, art or other light fittings are excluded

Other selected light fittings, if required, are to be provided by the client

#### Power supply

Existing connection to power supply and meter to be maintained without alterations

#### Other items

No allowance is included for new or relocating existing overhead, underground or other power and the like

No allowance is included for new or relocating existing street lights and the like

Control systems, Uninterrupted power supply (UPS), generators and the like are excluded

Solar power is excluded

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

**Communications & Data, Security, Equipment And The Like** **\$2,500**

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PC allowances for Security and other items:

Security & intercom systems (excludes monitoring)	Item	\$2,500
Other communications, data and the like are excluded		
Audio visual equipment and the like are excluded		
Home automation systems and the like are excluded		
Ducted vacuum system is excluded		
Video phones, satellite dish, Pay TV, CCTV are excluded		

**Heating & Cooling** **\$36,900**

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PC allowances for:

Air conditioning, split systems	Item	\$12,500
Air conditioning, fully ducted and concealed systems	Note	No allowance
Hydronic heating	Item	\$18,650
In slab heating is not required		
External gas, or other, heaters are excluded		
Insert-type fireplace & flue, supply only pc allowance	No.	1    \$4,000.00    \$4,000
Allowance for installation	Item	\$750
Allowance for surrounds/hearths	Item	\$1,000
Repairs and reinstatement of existing open fireplaces and surrounds is excluded, they are to remain unaltered		
		Excluded

**Fire Protection And Detection**

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Fire protection/detection systems are assumed not required

*Refer to Electrics for smoke detectors*

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

**EXTERNAL SITE WORKS & SERVICES ETC.**

**Paving, Driveways, Fences And Gates**

**\$14,146**

Paving & paths

External pavers	\$30.00	m <sup>2</sup>	54	\$92.50	\$4,995
Concrete slabs (structural) to last are excluded					
Concrete base / bedding to last		Item			\$1,128
Extra for plinths, steps and the like to last		Item			\$375
External concrete/timber steps and the like		Item			Assumed nil
Concrete path, broomed finish		m <sup>2</sup>	14	\$45.00	\$630
Granitic sand paving, base and edging		Item			Assumed nil
Make good to existing paths, kerbs & other surfaces disturbed by new works		Item			\$400
No other work to existing roads, footpaths or paved areas external to the site					

Parking, driveways, crossovers, etc.

Existing crossover is to remain unaltered					
Reinforced concrete slab - driveway		m <sup>2</sup>	36	\$71.05	\$2,558
Asphalt paving is assumed not required					

Fences and gates

Single hinged gate		No.	2	\$700.00	\$1,400
Timber fence		m	48	\$45.00	\$2,160
Fence - other		Note		Assumed nil / none shown	
Masonry fences are not required					
Modify / make good existing fences disturbed by the works, pc allowance		Item			\$500

**Landscaping, Grassing, Planting, Decks, Pergolas, Etc.**

**\$2,955**

Soft landscaping, planting and grassing

No allowance for planting, mulching, grassing, topsoil, irrigation, watering systems & drains etc. - by the client  
 External furniture and the like are excluded

On ground decks, screens and pergolas

External timber deck (on-ground) including framing, decking		m <sup>2</sup>	10	\$304.64	\$2,955
External timber screen including framing		Note		Assumed nil / none shown	
Timber framed pergola - pads, posts, beams, infills, paint, etc.		Note		Assumed nil / none shown	

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

**Outbuildings, Sheds, Etc.**

Sheds & other outbuildings are excluded

**External Inground Services (Sewer, Stormwater, Water, Gas...) & Water Tanks \$7,706**

Stormwater & sewer drainage, pits & the like

Stormwater drainage system - pipes, connections etc.	Item		\$1,979
Grated drains	Note		No allowance
Allowance for pits	Note		No allowance

Sewer drainage system - pipes, connections etc.	Item		\$950
Pits, assumed not required			

Interceptor pits, septic systems and the like are not required  
 Grey water systems and the like are excluded  
 Black water recycling systems are excluded

Water & gas supplies, and water tanks

Water supply - pipes, connections, hosecocks, etc.	Item		\$895
Allow for minor alterations only.			

Gas supply, tapplings, meters	Item		\$450
Allow for minor alterations only.			
Gas bottles are to be provided by the client, if required			

Water tanks, with stand or paving slab	Item	1.0	\$2,932
Extra for pumps, filters and the like	Item		In above
In-ground water tanks are excluded			

Other items

Demolition and alterations of existing services - cut & seal, protect, etc.	Item		\$500
Improvements and upgrades to existing inground services - allowance	Item		Excluded
Extra for rock in trenches and other obstructions	Item		Excluded
Extra for under-road boring for in-ground services	Item		Excluded

Refer also to 'Plumbing to Sanitary Fittings' for alterations to the existing sanitary plumbing systems (water, waste, gas, etc.)

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

**PRELIMINARIES, SITE COSTS, SUPERVISION & OVERHEADS**

**Builders' Site Establishment, Running Costs, Supervision & Labourers, And Final Clean** **\$86,744**

Builders site establishment

Setout of the works, sheds, offices, toilets, other amenities; power & other services; security, fences, protection, tarps; supports, hoists, plant, hoardings, covered ways, dust screens; insurances, permits, fees, inspections, tests, notices & the like; contracts, delapidation surveys, photos, records, etc.	Item				\$7,503
Bank guarantee	Item				Excluded
Scaffold, cranes and the like	Item				\$2,174

Building site running / on-going costs and handover

Sheds, storage, offices, amenities; power & other services; minor equipment; meetings & programming; bins & removal and sundries	Item	40.0	\$342.38		\$13,695
Tools, deliveries, first aid, documents, photos, records; deposits, fees, signboard; hoardings, covered ways, dust screens; security, fences, protection, tarps, supports, hoists, plant; samples & prototypes; access, crossover, de-watering, parking; hazard & traffic management; health & safety equipment and requirements; supervision, training & induction; protect existing landscaping, structures & surfaces; & the like	Item	40.0			In above
Scaffold, cranes and the like	Item				\$3,323
Final clean, bins, documentation, as-built records, manuals, tests, site disestablishment; cleaner	Item				\$1,039

Supervision, labourers, etc.

	@ hours/wk	\$ rate	weeks	weekly rate	
Site supervisor	17.5	\$67.50	40.0	\$1,181.25	\$47,250
Construction Manager		\$82.50	40.0		In above
OH&S Officer, shop steward, other		\$67.50	40.0		In above
Site labourers	5.6	\$52.50	40.0	\$294.00	\$11,760
Administration (on & off-site)		\$77.50	40.0		In below

**Attendance And Overheads Etc.** **\$73,400**

Attendance & profit, off-site expenses, administration, finance, maintenance and the like	Item	9.50%			\$73,400
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**Sub total - Building Works** **\$845,564**

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

**ESCALATION, CONTINGENCIES, DESIGN FEES, CLIENT & OTHER COSTS, ETC.**

**Program, Staging, Site & Timing Costs, Market And Escalation \$5,200**

Additional allowances and costs for :

Out of hours work; Accelerated program etc. are excluded  
 Staging of the works is excluded  
 Client occupation is excluded  
 Site allowance, induction, site efficiencies, etc. are excluded  
 Headworks charges are excluded

Market Allowance & Escalation to commencement and completion

Current market conditions & risk allowance	Item			
Generally included in the rates				
 Escalation				
<i>A construction program is yet to be determined/confirmed</i>				
To start	months	3.7	Jun-12	\$5,200
To completion - included in rates if project is not delayed or staged			Mar-13	

**Design & Brief Change Contingency Allowance \$43,000**

Design, Detail & Specification Contingency allowance	Item	5.00%	\$43,000
<i>ie. Documentation and design are as yet incomplete and assumptions have been made</i>			

A Design Contingency is included for minor changes during the development of the design and documents. We anticipate items may change or be added (by necessity or by request). And, it is also for items yet to be confirmed or considered, or, where there is currently little or no information... *more joinery; a new basin; extra structural framing; a more expensive floor finish; unforeseen repairs etc...*

This contingency is an important allowance during design. Even though may not cover everything on your "wish list", it should not be deleted at this stage. It may be excluded when documentation is complete and all aspects of design and construction have been addressed.

**Contract Contingency**

Contract Contingency is excluded

During construction, variations and other unexpected costs may be incurred (for example, for rock or soft soil). This report does not include a Contract Contingency for these costs. The allowance you may require for other costs while building should be carefully considered.

We recommend that a Contract Contingency be considered and established but that it is not to be included in the Builder's Contract Sum. It should be used for Client budgetting/finance only.

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

**Design & Documentation Fees**

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Design Fees are excluded

**Client & Other Costs**

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Additional allowances and costs for :

Items by the client, Separate Contracts & Miscellaneous Costs are excluded  
 De-canting, temporary accomodation and the like are excluded  
 Display, Sales costs and the like are excluded  
 Town Planning & Building Permits and the like are excluded  
 Authority charges; Soil tests etc. are excluded

**Project Contingency**

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Project Contingency is excluded

A Project Contingency has not been included to cover other 'unusual' and 'external' costs. Items such as traffic studies, community consultations, additional consultants, and the like.

<b>Sub total</b>			<b>\$893,764</b>
G. S. T. - Goods & Services Tax	Item	10.00%	\$89,376
<b>Totals</b>			<b>\$983,140</b>

Cost Plan - Report 1/-  
 Schematic Design Stage  
 123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
 Alterations and Additions to Existing Residence  
 Detailed trade costs

29 February 2012

sample only

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**Estimated Potential Cost 'Range' Calculation**


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<b>Estimated Total as above</b>		<b>\$983,140</b>
<u>Potential adjustment for the following</u>		
<b>Delete partial allowance for off-site costs, margins &amp; supervision</b> <i>(ie. a more 'competitive' builder being successful)</i>		
Off-site costs & margins and trade costs	-50%	(\$36,700)
Supervision	-25%	(\$14,800)
<b>Delete allowances for :</b>		
Cost escalation	-100%	(\$5,200)
Market conditions & risk	-100%	
Design contingency (part only)	-50%	(\$21,500)
Adjust Contract Contingency		Excluded
Adjust Design Fees allowance		Excluded
GST on the above		(\$7,820)
<b>Potential revised/reduced estimated total cost</b>		<b>\$897,000</b>

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Cost Plan - Report 1/-  
Schematic Design Stage  
123 EXAMPLE AVENUE, NORTH EAST MELBOURNE  
Alterations and Additions to Existing Residence  
Detailed trade costs

29 February 2012

sample only

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**COST OPTIONS**

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The following are some items that may be considered as **options**:

Extra cost for Solar Hot Water service	Add, say	\$12,000
Extra cost for Wall Unit fixed joinery to family/living room	Add, say	\$9,600

Options should be reviewed in more detail when the design and program are further resolved.

No other *Cost Options* are being considered at this stage.