



September 2011

Sample
**Residential Schematic Design Preliminary Specification for Cost
Planning**

The purpose of this sample is to provide an indicative format and content for specification notes that can be provided to the Cost Planner to help with preparing a Schematic Design Cost Plan Report for most residential projects.

This sample of course doesn't cover all items required or all possible circumstances that may be encountered (as the design is far from complete) but it will help the Cost Planner with the preparation of their report for you.

If other items, works or potential costs are required (ie. difficult access or close proximities to neighbours; specific major repairs... or the like), then extra notes should be included to help acknowledge them.

Note also: Indicative \$/unit allowances (ie. \$2,000 for the supply of a stove) are for more helpful at this early stage than are brand names – as all brands have an assortment of models for any particular item and so generally have a wide range of possible costs. And also, comments like 'medium range' or 'high quality' will occasionally also not be a very helpful description, as one designer's idea of 'high quality' may be another designer's opinion of 'low range'... the indicative \$ figures are more helpful.

Geoffrey Moyle AAIQS
Cost Planner

Page 1 of 3

EXISTING HOUSE

Original House (Edwardian):

- Timber floors with polished floorboards. Timber stud walls, weatherboard clad, plasterboard/lathe lined, plaster ceilings with roses & decorative cornices. Terra cotta roof tiles.

Existing Rear Ground Floor & First Floor Addition (~1980's):

- Concrete ground slab, tiled. Timber framed upper floor with carpet & tiles. Timber framed, weatherboard clad external walls. Steel roofing. Plasterboard internal wall & ceiling finishes.

Other

- Carport: Flat steel roof, timber frame, steel posts, concrete floor – to be retained
- Site services: Existing available
- Landscaping: Existing as drawn

PROPOSED WORKS

Demolition, Site Preparation & Ground conditions

- Demolition of part of existing structure- refer drawing A01
- No asbestos or other hazardous materials are anticipated – exclude from Cost Plan
- Minor site cut and fill required
- Sleeper-type retaining walls required as drawing A02. Large retaining walls not required
- Termite protection required
- 'Stable' ground assumed, rock is not anticipated
- Underpinning & repairs to adjacent structures not required
- Bored piers, piles and the like not required

Work required to existing House

- Re-block existing timber flooring (PC Allowance \$5,000+gst)
- Remove all existing windows. New timber windows - fixed & awning sash
- New fit-out to bathroom & laundry: all new linings, finishes & fittings
- Minor miscellaneous repairs – allow PC \$2,000+gst
- Remove steel first floor roofing and replace with terra cotta tiles
- Retain existing ceiling and framing.

Ground & first floor additions

- Floors: Concrete ground slab; timber framing to upper floor, (see preliminary structural sketches)
- Walls: Timber framed, weatherboards, plasterboard internally, insulated
- Roof: Timber truss framing, & sarking. Exposed trusses over living & dining areas. FC eaves lining. Colorbond roof linings, quad gutters & downpipes. Rooflights as shown, fixed
- Steel Work: Structural steelwork (post & beams) required, (see preliminary structural sketches)
- Insulation: Ceiling, walls & upper timber floors: polyester batts

Windows, doors & hardware

- Windows: Timber, WRC frame, refer to elevations, double glazed (non-standard sizes)
- Internal doors: Timber four panel doors for clear finish, hardwood frames
- Hardware & locks: Allow handles @ PC \$75+gst supply

Page 2 of 3

Finishes

- Floors: Carpet to hall, living areas & bedrooms (\$40/m² supply only +gst). Tiles to wet areas (\$30/m² supply only +gst). Polished timber floorboards elsewhere (\$70/m² supply only +gst).
- Ceilings: Plasterboard linings generally, 2 no. roses (@\$150ea supply only +gst). Plywood ceiling lining to lounge room
- Walls: 10mm plasterboard. Wall tiles in wet areas, to 2100 high (\$30/m² supply only +gst)
- Other: Architrave: 19 x 40 splayed, hardwood. Skirting: 19 x 60 splayed, hardwood
- Painting: Exterior - Paint all new and existing weatherboards, timber windows, eaves, front porch brickwork. Interior - Paint all existing and new walls, ceilings, woodwork.

Cabinetwork, joinery & metalwork

- Kitchen: MDF cabinets, factory paint finish, stone bench top. Open laminate shelves to pantry.
- Study: Laminate open shelves & bench top with some drawers
- Ensuite and bath: Laminate vanity cabinet, stone tops
- Laundry: Laminate cabinets, laminate tops
- Walk-in-robe & Bedroom robes: Fixed melamine shelves, hanging rail, hollow core doors
- Note: Wall unit to living area is by the client
- Accessories: Mirrors as shown, frameless shower screens

Sanitary fixtures, hot water service and appliances

- Sanitary fittings, taps & accessories: Allow as follows (+gst) supply only: WC suites \$600, basins \$400, sink \$400, trough \$250, bath \$1,000, tapsets \$300, shower sets \$600, bottle trap \$200, no insinkerator
- Hot water service: retain existing & relocate, new 135litre hot water service
- Appliances / whitegoods: By builder: Oven, cook top, dishwasher, hood. (Allow \$7,000 total supply only +gst).
- Appliances / whitegoods: By owner: Microwave, refrigerator, washing machine, bbq, coffee machine, dryer.

Electrics, heating, cooling & other services

- Electrics: re-wire entire house, standard white switches & plates, smoke alarm, exhaust fans to bathrooms, new TV antenna, one ceiling fan
- Light fittings: allow \$5,000+gst for supply only,
- Other: allow for pre-wiring audio outlets, security system.
- Heating: New hydronic heating system throughout, both levels (preferred supplier quotation attached)
- Fireplace: New Gas fireplace in lounge room (supply only \$3,000 +gst). No work to existing fireplaces to be retained.
- Cooling: New split system to serve lounge and bedrooms.

Page 3 of 3

External services

- Water & gas supplies: existing at front of site to be retained
- Water Tanks, new: 2 x 10,000 litre water tanks & pump, above ground
- Sewer and stormwater drainage: existing at rear of site to be retained
- Existing power supply to be retained

External works

- New timber paling fences to North & East boundaries only, other existing fences to remain.
- Random slate paving on sand and cement mix with some steps as drawn.
- Timber pergola to rear
- Existing crossover to be retained, new concrete driveway to rear of carport,

OTHER ITEMS

Notes

- Access via the rear lane will be available to the builder
- Existing neighbour's garage is on west boundary
- House is not to be occupied during construction
- Construction is not to be staged
- Construction is anticipated to commence within 6 months

Exclusions

The following items are excluded from the scope of works, and shall be provided separately or by the owner (if required):

- Swimming pool
- Soft landscaping
- Curtains and blinds
- New tin shed on slab
- Major repairs
- Computer wiring
- AV equipment, central vacuum, 'Smart' wiring
- Design and other consultant fees.

Options

Please include the following options in the Cost Plan as alternative prices:

- Timber floor boards to ground floor bedrooms & eating / living area in lieu of carpet
- 1 x 20,000 litre underground water tank in lieu of above ground tanks.

Documents

The following documents are attached

- Architectural sketches – A01-, A02-, A03- & A04
- Structural sketches – S01a, S02- & S03a