

CONSTRUCTION PLANNING AND ECONOMICS Pty Ltd

Cost Plan Report 1/-

Report

Schematic Design stage

Stage

Tuesday, July 26, 2016

Date

sample only

project

SAMPLE HOUSE

Title

123 Rose Boulevard, North Melbourne

Address

Alterations & additions to existing residence

Works

for

Kelly, Byrne, Hart & Kelly Architects

Architects

Mrs & Mr Client

Client

Edward & Joseph Pty Ltd, Engineers

Engineer

CONSTRUCTION PLANNING AND ECONOMICS PTY LTD

Cost Planner

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reference

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SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

Unit

Qty

Rate

Total

Sample only**NOTES****This Cost Report**

This report has been prepared to help establish, review and manage a realistic project scope, budget and cost.

Further cost and budget planning is recommended. This report should be reviewed by this office as the documents & design progress.

Further design & documentation from the Architect & Structural Engineer is recommended.

Estimated cost

The cost of this project (including GST, but excluding design fees & other client costs) is estimated to be \$850,000 to \$941,000.

The lower figure above includes reduced allowances for Builder's supervision & overheads, and escalation & contingencies.

The budget for this project has been advised to be \$800,000.

Summary

Building works *	m2	190.0	\$3,913	\$743,530
External works	Item		8.4%	\$68,060
Contingencies & escalation	Item		5.4%	\$43,480
Design fees, & other client costs	Item			Excluded
GST	Item		10.0%	\$85,507
Total				\$940,577

Basis & Notes

The scope of works is based on the following documents provided by Kelly, Byrne, Hart & Kelly Architects (received 18.07.2016 u.n.o.)

SK A00-, A01-, A02B, A03-, & A04B

Architectural drawings

Preliminary specification notes, 4 pages

Architectural notes

Sketches ST01 & ST02A

Structural sketches

Construction is assumed to commence by November, 2016 and to be completed by July, 2017.

It is assumed that good trafficable site access site is available.

This is a measured approximate-quantities cost plan based on the information provided, and assumptions have been made.

This report is based on having the Tender and Contract Documentation 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 and assumes fixed lump-sum quotes will be received from 3 to 4 builders.

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence**Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016**

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It is assumed the project will be completed in one stage with the builder having full access of the unoccupied site.

This report is not a Tender Estimate or 'Quote' and should not be used for this purpose.

This report is based on engaging a building company capable of maintaining multiple projects.

This report is based on engaging a building company employing on-site supervisors, and also with some off-site costs.

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

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

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

It is assumed all existing services are in close proximity and are available & sufficient for use.

The structural design is yet to be finalised, and assumptions have been made. Ground conditions are assumed to be stable.

Exclusions

Costs for the following are excluded, which are either assumed to be provided separately by the client, or are not required.:

Design & Documentation Fees

Loose furniture, fittings & equipment; and small appliances & the like

Items by the client, separate contracts & minor miscellaneous costs

Maintenance, refurbishment, repair & other works generally and to unaltered areas & surrounds etc.

Work or costs to areas not noted or documented

Improvements and upgrades to existing services

Crossing roads or for under-road boring to access existing services & the like

Landscaping

Credit (in costs) for use of salvaged bricks, floorboards or the like

Client occupation, completing the work in stages, out-of-hours work and/or an accelerated program

No allowance is included for new or relocating existing power-poles, street lights & the like

Site survey - assumed already completed

Authority & headworks charges

Adopting a negotiated, Cost-Plus, Construction Management, or Owner-builder form of contract

Non-traditional forms of procurement; or for the potential reduced competition by tendering to one builder only

Additional cost escalation is excluded if project is delayed

Temporary accommodation & relocation costs, disruption, display, sales costs & the like

* Buildings Works area = Effective Building Works Area (EBWA), see 'Quantities' page.

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

Sample only

	Unit	Qty	Rate	Total
ELEMENTAL COST SUMMARY	m2 BA	190.0	\$/m2 BA	Total
Preliminaries				
Preliminaries & overheads	00 PR	16.55%		\$141,490
Structure, Finishes, Fittings & Services				
Floors (& staircases)	01 SU	9.10%	\$409.60	\$77,821
Roof	05 RF	5.66%	\$254.92	\$48,433
Walls	0609WL	9.04%	\$406.84	\$77,298
Windows & Doors	0708WD	8.15%	\$367.00	\$69,728
Wall, floor & ceiling finishes	1214FF	9.34%	\$420.19	\$79,834
Fitments & joinery	15 FT	12.26%	\$551.66	\$104,813
Special Equipment & Whitegoods	16 SE	1.44%	\$65.03	\$12,355
Sanitary Fixtures & Plumbing	1718SP	5.31%	\$239.15	\$45,437
Heating & Cooling	2124HC	4.15%	\$186.88	\$35,506
Electric light & power	26 LP	3.70%	\$166.55	\$31,644
Preparation, External Siteworks and Services				
Alterations & renovations	31 AR	3.63%	\$163.36	\$31,037
Site preparation	32 XP	2.60%		\$22,241
Paths, paving, fencing & gates	3334R	1.72%		\$14,720
Landscaping and improvements	36 XL	0.44%		\$3,803
External site services	3745X	1.80%		\$15,431
Special Provisions				
Special Provisions - escalation & contingencies, etc.	46 YY	5.08%		\$43,480
Total - Nett - Excluding GST		100.00%		\$855,070
Goods and Services Tax		10.00%		\$85,507
Total - Including GST				\$940,577

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Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

Unit

Qty

Rate

Total

sample only**TRADE COST SUMMARY**

Total

	Unit	Qty	Rate	Total
Demolition & Site Clearance			3.51%	\$29,982
Repairs allowances			1.73%	\$14,826
Concrete Work, insitu			3.59%	\$30,657
Structural steelwork			3.62%	\$30,932
Carpentry, woodwork, plasterboard linings, tanking, bwic, miscellaneous, etc.			12.54%	\$107,192
Masonry - Brickwork & blockwork			5.60%	\$47,872
Roofing and roof plumbing			2.46%	\$20,995
Windows, doors, frames & hardware			6.79%	\$58,091
Carpet, vinyl, ply & other internal linings etc.			0.50%	\$4,302
Tiling, render & similar finishes			0.93%	\$7,924
Painting			3.50%	\$29,893
Polished finishes			1.51%	\$12,883
Joinery Fittings			9.65%	\$82,548
Metalwork, accessories, staircases, garage doors, miscellaneous, etc.			3.91%	\$33,461
Sanitary fittings, Whitegoods & equipment			3.67%	\$31,405
Plumber & hydraulics			4.53%	\$38,770
Heating, cooling & mechanical			3.87%	\$33,121
Electrical			4.01%	\$34,255
External paving, paths, fences & gates			1.62%	\$13,893
Landscaping			0.44%	\$3,803
Site and external works & services			0.39%	\$3,293
Scaffold, cranes & the like			1.34%	\$11,443
Builder's site costs & preliminaries			8.42%	\$71,993
Builder's overheads & attendance			6.79%	\$58,054
Design Contingency			4.75%	\$40,600
Contract Contingency				Excluded
Escalation			0.34%	\$2,880
Loose furniture & fittings, Client Costs & Design Fees				Excluded
Total - Nett - Excluding GST			100.00%	\$855,070
Goods and Services Tax			10.00%	\$85,507
Total - Including GST				\$940,577

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

Unit

Qty

Rate

Total

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COST PLAN DETAILS & MEASUREMENT

QUANTITIES

"weighted" total

	Unit	Qty	Rate	Total
BUILDING AREAS				
Existing areas	m2	63.0		
Existing ground floor building area, to remain	m2	63.0	75.0%	47.3
Proposed Areas				
New ground floor building area	m2	80.3	100.0%	80.3
New first floor building area	m2	53.7	100.0%	53.7
OTHER AREAS				
Decks and steps, on ground, timber	m2	16.8	25.0%	4.2
External decks - upper	m2	11.5	35.0%	4.0
Verandah / porch - existing to remain	m2	10.4	5.0%	0.5
Site area	m2	291.3		Nil
Effective Building Works Area (EBWA), for analysis only				
	m2			190.0
Existing areas to be demolished				
Existing ground floor building area, demolish - attached rear	m2	71.0		
Existing building to be demolished - attached deck	m2	8.6		
Existing out-building to be demolished - shed	m2	4.0		
FLOOR AREAS, Structure				
Ground floor area - new structure - concrete slab on ground	m2	80.3		
Ground floor area - new structure - timber deck	m2	16.8		
Ground floor area - work to existing structure	m2	63.0		
Ground floor area - work to existing structure - deck / porch	m2	10.4		
Upper floor area - new structure - timber - stair & voids deducted	m2	48.7		
Upper levels - new decks	m2	11.5		

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

Unit Qty

Rate Total

	Unit	Qty	Rate	Total
ROOF AREAS, Structure	m2			169.2
Roof area (on flat) - lower	m2			35.9
Roof area (on flat) - upper	m2			58.0
Roof area - existing to remain (on flat)	m2			75.3
EXTERNAL WALL & WINDOW AREAS, Structure	m2			349.4
Timber framed and clad	m2			56.8
Masonry veneer, faced	m2			34.9
Cavity masonry, faced	m2			61.4
Cavity masonry, faced, on boundary	m2			44.3
Windows in new walls	m2			58.9
Windows in existing walls	m2			6.1
Existing walls - to remain	m2			71.1
Infilling walls - masonry, double skin	m2			3.9
Existing windows - to remain	m2			12.0
INTERNAL WALL & PARTITION AREAS, Structure	m2			157.0
Timber framed and lined	m2			87.5
Masonry	m2			15.2
Existing walls - to remain	m2			54.3

Sample only

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

Unit Qty Rate Total

~~Sample only~~FLOORS, ROOF, WALLS, WINDOWS & DOORS01 sb Substructure - 03 uf Upper Floors & Staircases - 05 rf Roof**Concrete work**

Ground floors:

100mm Concrete slab on ground; reinforcement, formwork, finish, joints, insulation, etc.	m2	80.3	\$300.20	\$24,106
Filling or bedding, allowance	Item	8.0		In above
Internal beams and attached thickenings to slabs	m3	5.45		In above
Edge beams and attached thickenings to slabs	m3	9.50		In above
Extra for pumping and access	m3	24.0		In above
Concrete in small pad / pier including excavation, unformed	m3	1.5	\$418.08	\$627
Strip & pad footings, isolated beams etc., including excavation	m3	4.1	\$792.91	\$3,251
Blinding concrete including excavation, allowance below footings	Item	5.0	\$376.27	\$1,881
Sub floor concrete walls, upturns & the like, allowance	Item			Nil

Upper floors:

Suspended concrete slab; reinforcement, formwork, mono, joints, insulation, etc.	m2			Nil
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Timber floors: framing & linings

Timber ground floor framing, stumps, pads, bearers, joists, insulation, etc.	m2			Existing to remain
Timber upper floor framing, beams, joists, insulation, etc.	m2	48.7	\$106.64	\$5,193
Soffit lining to exposed floor framing, (supply only @\$18/m2)	m2	3.0	\$46.55	\$140
Paint to timber or fc plinths, soffits, trims & the like	m2	3.0	\$30.62	\$92
Particleboard flooring (supply only @\$10/m2)	m2	27.6	\$24.72	\$682
Plywood flooring (supply only @\$20/m2)	m2			Nil
CFC flooring (supply only @\$45/m2)	m2	14.2	\$84.05	\$1,193
Timber floor boards installed (supply only @\$60/m2)	m2	76.4	\$140.60	\$10,742
Recycled timber floor boards installed (supply only @\$100/m2 allow)	m2			Excluded
Extra for secret nailing	m2			Excluded
Battens, packers or barriers to framing or slab for floor boards & the like	m2	9.0	\$35.50	\$319

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence**Sample only****Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016**

	Unit	Qty	Rate	Total
Particleboard substrate to floor boards	m2			Nil
Polished finish to new timber floor boards, including sanding	m2	76.4	\$67.76	\$5,177
Timber decks: framing & linings				
Timber ground floor framing, stumps, pads, bearers, joists, etc. - external decks & steps	m2	16.8	\$122.38	\$2,056
Timber upper floor framing, beams, joists, etc. - decks	m2	11.5	\$88.66	\$1,020
Timber or other substrate to last to receive finish / tanking	m2	11.5	\$90.96	\$1,046
Insulation to new roof deck areas (supply only @\$13/m2)	m2	11.5	\$26.95	\$310
Tanking to terraces, decks & the like	m2	11.5	\$156.53	\$1,800
Timber decking installed (supply only @\$50/m2), plinths & sundries	m2	28.3	\$152.26	\$4,309
Seal decks, plinths etc.	m2	32.8	\$25.61	\$840
Existing floors & flooring				
Prepare, make good or modify existing timber floor linings & framing for new works	m2	73.4	\$29.35	\$2,154
Insulation to existing timber floor framing	m2			Excluded
Footings, slabs, pads, floor structure & the like; make good or modifications allow	m2	63.0	\$12.57	\$792
Repairs to porch flooring to remain	m2	10.4	\$30.73	\$320
Re-block existing flooring, pc allowance	Item	1.0	\$5,000.00	\$5,000
Floor topping, levelling screeds & other floor maintenance allowances	Item			Excluded
Timber Roof framing				
Timber roof and ceiling framing, fascias - generally	m2	93.9	\$121.68	\$11,425
Insulation to new roof areas (supply only @\$12/m2)	m2	87.7	\$24.87	\$2,181
Eaves & other soffit linings (supply only @\$22/m2)	m2	6.2	\$74.81	\$464
Paint to timber or fc eaves, trims & the like	m2	6.2	\$30.62	\$190
Roof cladding, plumbing, rainwater goods & skylights etc.				
Metal roof cladding fixed to timber framing (supply only @\$30/m2)	m2	98.6	\$64.75	\$6,384
Metal roof cladding fixed to timber framing (supply only @\$60/m2), long span / shallow	m2			Excluded
Membrane roofing	m2			Nil
Folded seam composite roof cladding, ply substrate & plumbing, pc allowance	m2			Nil

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence**Sample only****Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016**

	Unit	Qty	Rate	Total
Roof plumbing : gutters, downpipes, valleys, flashing, barges, etc.	Item	235.6	\$30.34	\$7,149
Box gutter	m			Assumed nil
Rooflights, installed (supply only @\$1,250/each)	No.	2.0	\$1,792.01	\$3,584
Rooflights, installed (supply only @\$1,100/each), in existing areas	No.	1.0	\$1,750.51	\$1,751
Electronically controlled blinds to last, including power point	Item			Assumed nil
Form opening for new skylights	Item	1.0	\$187.83	\$188
Timber roof and ceiling framing & linings - rooflight shafts	m2	10.8	\$154.92	\$1,673
Paint to new plaster rooflight linings	m2	10.8	\$31.39	\$339
Existing roof framing & roofing - allowances				
Alterations & making good to existing roof framing, trims etc., after demolition, allow	m2	75.3	\$40.12	\$3,021
Insulation to existing roof areas (supply only @\$8/m2)	m2	75.3		In above
Existing roof linings, plumbing, sarking etc. are to remain	Note			Existing to remain
Minor repairs & alterations to existing roofing & roof plumbing to remain, pc allowance	Item	77.6	\$27.44	\$2,128
Structural steel framing, bolts, grout & levelling, primed surface treatment				
Structural steel framing, allowance - in existing floors & roof	t			Assumed nil
Structural steel framing in upper floors, allowance	t	1.83	\$9,006.70	\$16,503
Structural steel framing in roofs, allowance	t	1.11	\$9,463.88	\$10,466
Structural steel framing - other, architectural, allowance - galvanised	t	0.15	\$14,153.63	\$2,123
Paint finish to exposed steel	Item	0.15	\$967.50	\$145
Fire rating to structural steelwork - extra over allowance	Item			Excluded
Roof plant platform complete for new plant	m2			Nil
Staircases, balustrades and handrails				
New internal staircase complete with balustrades / handrails	Item	1.0	\$7,682.50	\$7,683
Internal balustrades / handrails, installed (supply only @\$300/m, manufactured)	Item	3.7	\$435.51	\$1,611
External balustrades / handrails, installed (supply only @\$400/m, manufactured)	Item	8.5	\$592.82	\$5,039
Sundries, minor items, bwic, etc.				
Subfloor masonry or other walls allowance	Item	7.0	\$167.06	\$1,169
Termite treatment, barriers, etc.	Item	97.1	\$14.20	\$1,379
Termite treatment, barriers, etc. - existing areas	Item			Excluded

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

~~Sample only~~

	Unit	Qty	Rate	Total
06 ew External Walls & 09 nw Internal Walls & Screens				
Masonry walls, including joints, ties, scaffold, sills, cleaning, etc.				
110mm Skin of veneer, solid or cavity external wall, commons	m2	105.7	\$131.77	\$13,929
110mm Skin of internal wall, commons	m2	15.2	\$131.77	\$2,003
110mm Skin of veneer, solid or cavity external wall, faced (supply only @\$1,300/thou)	m2	140.6	\$195.11	\$27,433
110mm Skin of veneer, solid or cavity external wall, faced, recycled (supply only @\$1,500/thou)	m2			Nil
110mm Glazed skin of veneer, solid or cavity external wall, faced (supply only @\$3,840/thou)	m2			Excluded
110mm Infill skin of wall, commons	m2	7.8	\$179.68	\$1,402
Hollow or solid block skin of wall	m2			Nil
Masonry work in preparing and filling openings, repairs & the like - allowance	Item	1.0	\$1,936.70	\$1,937
Plasterboard lining to solid walls	m2	140.5	\$29.89	\$4,200
Paint to new plaster wall linings	m2	140.5	\$21.87	\$3,073
Skirting installed (supply only @\$4.0/m) - to new walls & linings	m	46.8	\$11.55	\$541
Insulation to external cavity masonry walls (supply only @\$10/m2)	m2	105.7	\$25.27	\$2,671
Wall framing & linings				
External timber stud framed wall, 90mm, with insulation & sisalation	m2	91.7	\$81.86	\$7,507
Internal timber stud framed wall, 90mm, insulated	m2	87.5	\$61.79	\$5,407
Timber infill framing to internal walls	Item			Nil
Timber or other external sheet wall linings, installed (supply only @\$60/m2)	m2	41.8	\$142.92	\$5,974
FC external wall linings, installed (supply only @\$30/m2)	m2			Nil
50x50mm Timber battens to external walls, installed (supply only @\$9/m)	m	63.0	\$16.64	\$1,049
Paint or stain to timber or fc wall linings	m2	48.1	\$30.62	\$1,473
External metal wall cladding, installed (supply only @\$40/m2)	m2	15.0	\$99.92	\$1,499
Zincalume composite external wall cladding, installed - pc allowance	m2			Excluded
Extra for backing board	m2			Nil
Extra for battens, packers or the like - for cladding fixed vertically & the like	m2	56.8	\$18.34	\$1,041
10mm Plasterboard lining to stud walls	m2	262.1	\$24.69	\$6,471
Fire rated plasterboard to stud walls	m2			Nil
Villaboard wall linings for tiles, installed - extra over allowance	m2	38.6	\$7.56	\$292

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence**Sample only**

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

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Paint to new plaster wall linings	m2	242.8	\$21.87	\$5,310
Skirting installed (supply only @\$4.0/m) - to new walls & linings	m	97.1	\$11.55	\$1,122
Render, hardplaster, mouldings, trims & the like to walls	Note			Assumed nil
Repairs, linings, patching and making good to walls & finishes				
Alterations & making good to existing walls after demolition & new works etc., allow	Item			In below
Structural steel framing in existing walls, new openings & the like, allowance	t			Assumed nil
Patching, minor repairs & making good to external wall surfaces & structure to remain, allow	m2	71.1	\$22.02	\$1,566
Insulation & sarking to existing external walls (supply only @\$8/m2)	m2			Excluded
Paint to existing external wall surfaces etc. to remain	Item	71.1	\$28.27	\$2,010
Repairs & making good to internal wall structures to remain, allow	m2	54.3	\$7.34	\$399
Patching, minor repairs & making good to internal wall surfaces / finishes to remain, allow	m2	172.6	\$13.69	\$2,362
Plasterboard lining to existing walls in altered areas - allowance	m2	20.0	\$36.67	\$733
Paint to new plaster wall linings	m2	20.0	\$21.87	\$437
Paint internally to existing wall linings & other surfaces to remain	m2	152.6	\$21.87	\$3,337
Skirting installed (supply only @\$4.0/m) - to new & existing wall linings	m	19.4	\$11.55	\$224
Existing skirtings are assumed to remain	Note			Assumed

07 ww Windows, 08 ed External Doors & 11 nd Internal Doors**Windows, screens and glazed doors**

Ground & 1st floor windows, in new walls (supply only @\$483/m2), timber, glazed	m2	58.9	\$665.44	\$39,194
Ground & 1st floor windows, in new walls (supply only @\$1,000/m2), steel, glazed	m2			Excluded
New windows, in existing walls (supply only @\$490/m2), glazed	m2	6.1	\$703.87	\$4,294
Internal glazed screens, in new walls (supply only @\$400/m2)	m2			Nil
Extra over for some minor solar, obscure or other glazing; flyscreens; sliders	Note			In above
Handle sets, plates, pulls, etc. & lock to glazed door (supply only @\$200/each, combined)	No.	5.0	\$365.47	\$1,827
Seals, closers, grilles, kickplates, indicators, bolts, signage & the like	Note			Nil
Architraves, reveals, trims, sills, pelmets, minor hardware, etc., installed; new windows	m2	65.0	\$55.23	\$3,590
Paint to windows and other trims, externally / internally	m2	130.0	\$28.59	\$3,716

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence**Sample only****Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016**

	Unit	Qty	Rate	Total
Allowance for repairs, & minor hardware to existing windows / glazed screens to remain	m2	12.0	\$73.40	\$881
Architraves, reveals, trims, sills, pelmets, minor hardware, etc., installed, to existing windows	m2	12.0	\$32.56	\$391
Paint to existing timber windows and other trims, externally / internally	m2	24.0	\$25.60	\$614
Curtains & blinds, blackout blinds, external blinds, curtain tracks, etc.	Note			Excluded
Doors, frames & hardware				
Single hinged external door, standard (supply only @\$100/each)	No.	1.0	\$236.79	\$237
Single hinged external entry door, standard (supply only @\$200/each)	No.	1.0	\$365.30	\$365
Single hinged external security door	Note			Nil
External timber door frame with sill & trims	m	12.6	\$71.27	\$898
Single hinged internal door (supply only @\$50/each)	No.	5.0	\$141.99	\$710
Single hinged internal hollow core door, standard (supply only @\$25/each)	No.	1.0	\$111.10	\$111
Single pivot internal door (supply only @\$500/each door & pivot mechanism)	No.	2.0	\$913.67	\$1,827
Single sliding internal door & track (supply only @\$300/each; door & track)	No.	2.0	\$559.17	\$1,118
Single large sliding internal door & track (supply only @\$600/each; door & track)	No.			Nil
Internal timber door frame with trims	m	54.0	\$55.86	\$3,017
Handle sets, plates, pulls, etc. & lock to external door (supply only @\$200/each combined)	No.	2.0	\$365.47	\$731
Handle sets, plates, pulls, etc. to internal door (supply only @\$140/each)	No.	8.0	\$237.16	\$1,897
Handle sets, plates, pulls, etc. to internal sliding door (supply only @\$80/each)	No.	2.0	\$154.06	\$308
Seals, closers, grilles, kickplates, indicators, bolts, signage & the like	Note			Nil
Paint to timber doors & frames, externally	No.	2.0	\$205.59	\$411
Paint to timber doors & frames, internally	No.	10.0	\$193.50	\$1,935
Existing external doors & frames to remain - allow for minor repairs / alterations only	Item	1.0	\$88.07	\$88
Existing internal doors & frames to remain - allow for minor repairs / alterations only	Item	4.0	\$146.79	\$587
Paint to existing timber doors & frames, externally	No.	1.0	\$205.59	\$206
Paint to existing timber doors & frames, internally	No.	4.0	\$193.50	\$774
Garage doors, fire rated doorsets, operable walls, roller grilles & the like	Note			Excluded

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

Unit Qty Rate Total

Sample only**FINISHES, FITTINGS & EQUIPMENT****12 wf - 14 cf Wall, Floor & Ceiling Finishes****Tiling, carpet, vinyl, linoleum, rubber & the like**

Wall tiles installed, incl. joints, sealers, etc. (supply only @\$40/m2), wet areas	m2	38.6	\$123.97	\$4,785
Floor tiles installed, incl. joints, sealers, etc. (supply only @\$50/m2), wet areas	m2	18.2	\$135.77	\$2,471
Bedding for floor tiles, allow	m2	9.1	\$73.37	\$668
Allowance for spare tiles	Note			Nil
Carpet & underlay installed (supply only @\$50/m2)	m2	27.5	\$77.04	\$2,119
Vinyl, linoleum, rubber or similar flooring installed (supply only @\$50/m2), allowance	m2	6.0	\$85.48	\$513

Plasterboard ceiling linings

Plasterboard ceiling linings including edge treatments, cornices etc.	m2	146.9	\$33.31	\$4,893
Plasterboard bulkhead & the like linings including edge treatments, cornices etc.	m2	7.0	\$56.28	\$394
Extra for special cornices, roses, bulkheads, pelmets, coffers & the like	m2			Assumed nil
Paint to new plaster ceiling linings	m2	153.9	\$24.90	\$3,832
Make good to existing ceiling finishes & cornices to remain, allow	Item	38.9	\$11.48	\$446
Paint to existing ceilings	m2	38.9	\$21.33	\$830

Ply, timber & other wall, floor & ceiling linings / finishes & sundries

Timber wall linings, select, (supply only @\$50/m2)	m2	15.0	\$111.37	\$1,671
Other plywood, timber, laminate, vinyl & other 'decorative' wall & acoustic linings	m2			Assumed nil
Paint / stain to timber wall linings	m2	15.0	\$21.87	\$328
Plywood, timber, laminate, vinyl & other 'decorative' ceiling & acoustic linings	Note			Assumed nil
Grind or polished finishes to concrete floors, pc allowance	m2	59.2	\$130.18	\$7,706
Screed for last	m2			Nil
Screeds, beddings, plinths, tactile indicators, door mats & surrounds, & the like	Note			Nil
Tanking and waterproofing to wet areas, allow	Item	3.0	\$1,371.88	\$4,116
Sundries, trims, misc. & temporary works, samples, prototypes, BWIC, access, deliveries etc.	Item	1.00%	\$38,161.65	\$382

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

Sample only
Total

15 ft Fitments & Joinery

Joinery fittings

	Unit	Qty	Rate	Total
Allowance for kitchen & pantry joinery complete	Item	1.0	\$36,991.20	\$36,991
Extra for stone, steel, concrete or similar benchtops	Item	4.8		In above
Extra for glass, stone, steel or similar splashbacks	Item			Nil
Bathroom & ensuite joinery complete	Item	1.0	\$9,401.25	\$9,401
Laundry joinery complete	Item	1.0	\$4,905.00	\$4,905
Extra for stone, glass, concrete or similar benchtops / splashbacks	Item			Nil
Cupboards / robes complete including doors & fitout	m2	12.1	\$817.50	\$9,892
Walk-in robe fitout allowance	m2	7.4	\$872.00	\$6,453
Seat, upholstered	m	1.8		Excluded
TV joinery unit	m			Assumed loose
Wall unit to dining room, allow	m	1.6	\$2,180.00	\$3,488
Wall unit to living room, allow	m	3.4	\$1,417.00	\$4,818
Study joinery, allowance	Item	1.0	\$4,360.00	\$4,360
Fireplace joinery, allowance	Item	1.0	\$2,240.00	\$2,240
Garage joinery, allowance	m			Nil
Other fixed joinery allowance	Item			Assumed nil
Modify & make good existing robes to remain, allowance	Item			Excluded

Screens, awnings & the like

Allowance for external canopies, including all framing & finishing	Item	1.0	\$2,095.00	\$2,095
Allowance for external vertical screens, including all framing & finishing	m2	15.0	\$516.56	\$7,748
Motorised awning	Note			By Client
Allowance for other shutters, screens, canopies, louvres or awnings etc.	Item			Assumed nil
Structural steel framing - other, architectural, allowance - galvanised - in screens	t	0.13	\$14,153.63	\$1,840

Accessories, miscellaneous and other metalwork & sundry items

Mirrors, installed (supply only @\$200/m2)	m2	9.0	\$305.47	\$2,749
Toilet roll holder, installed (supply only @\$50/each)	No.	3.0	\$81.72	\$245
Shower screens, installed (supply only @\$1,000/each)	No.	2.0	\$1,350.89	\$2,702
Kitchen accessories, installed (supply only @\$350/each)	No.	1.0	\$506.64	\$507
Laundry / powder room accessories, rails, etc. installed (supply only @\$100/each)	No.	2.0	\$144.75	\$290
Bathroom / ensuite accessories, rails, etc. installed (supply only @\$300/each)	No.	2.0	\$434.26	\$869

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence**Sample only****Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016**

	Unit	Qty	Rate	Total
Other accessories, grab rails, heated rails, racks, & the like	Item			Excluded
Miscellaneous & sundry metalwork installed	m2	190.0	\$2.49	\$474
Extinguishers, fire blankets	Item			By Client
Clothesline, installed (supply only @\$300/each)	No.	1.0	\$530.33	\$530
Letterbox, installed (supply only @\$150/each)	No.	1.0	\$296.33	\$296
Other fittings / metalwork, pinboards, whiteboards, rails, enclosures, sundries & the like	Note			Assumed nil
TV bracket, installed (supply only @\$400/each)	No.	1.0	\$623.75	\$624

16 se Special Equipment & 17 sf Sanitary Fittings; 18 pd - 20 gs Sanitary Plumbing; External Services**Whitegoods & Equipment**

Oven (supply only @\$2,500/each)	No.	1.0	\$3,334.21	\$3,334
Cooktop (supply only @\$1,500/each)	No.	1.0	\$2,006.71	\$2,007
Rangehood (supply only @\$1,200/each)	No.	1.0	\$1,490.13	\$1,490
Flue & roof cowl for rangehood	No.	1.0	\$537.53	\$538
Dishwasher (supply only @\$1,500/each)	No.	1.0	\$1,903.96	\$1,904
Microwave, supplied by the client - builder to install	No.	1.0	\$61.87	\$62
Refrigerator & freezer (supply only @\$2,300/each)	No.	1.0	\$2,695.63	\$2,696
Washing machine, supplied by the client - builder to install	No.	1.0	\$123.74	\$124
Clothes dryer, supplied by the client - builder to install	No.	1.0	\$108.28	\$108
Barbecue, supplied by the client - builder to install	No.	1.0	\$92.81	\$93

Sanitary fittings, tapsets, hot water services; & Sanitary plumbing

Kitchen sink, drainer & tapsets / mixer (supply only @\$1,050/each combined, with waste)	No.	1.0	\$1,345.27	\$1,345
Basin, tapsets / mixer & bottletrap (supply only @\$850/each combined, with waste)	No.	4.0	\$1,272.52	\$5,090
Laundry trough & tapsets / mixer (supply only @\$475/each combined, with waste)	No.	1.0	\$675.34	\$675
WC suite (pan, seat & cistern), (supply only @\$800/each)	No.	3.0	\$1,122.98	\$3,369
WC suite, wall hung (pan, seat & concealed cistern), (supply only @\$1,250/each)	No.			Nil
Bath tub & tapsets / mixer / spout (supply only @\$2,400/each combined, with waste)	No.	1.0	\$3,025.28	\$3,025
Framing, labour & sundries in bath surround	Item	1.0	\$221.83	\$222
Shower base (supply only @\$400/each, with waste)	No.	1.0	\$687.67	\$688
Shower tapsets, mixer, rose, waste (supply only @\$500/each)	No.	2.0	\$673.44	\$1,347
Shower trench	m	2.0	\$528.51	\$1,057

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence**Sample only**

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

	Unit	Qty	Rate	Total
Washing machine & dishwasher stops (supply only @\$240/each)	No.	2.0	\$313.69	\$627
Insinkerator; boiling / chilled water unit; drinking fountain & the like	Note			Excluded
Hot water service (supply only @\$1,300/each)	No.	1.0	\$1,826.24	\$1,826
Solar hot water service (supply only @\$8,000/each)	No.			Excluded
Plumbing to fixtures & equipment: hot & cold water, sewer / waste & vents, reticulation, etc.	Item	21.0	\$1,245.95	\$26,165
Allowance for pumping system, filters, etc.	Item			Assumed nil
External services				
Existing stormwater & sewer drainage systems are assumed adequate to remain	Note			Existing to remain
Existing water & gas supplies, meters etc. are assumed adequate to remain	Note			Existing to remain
Inground services allowance - stormwater, sewer, water & gas	Item	91.3	\$84.72	\$7,732
Pits & grated drains, pumps & the like, allowance	Item			Assumed nil
Hosecocks, external	Item	2.0		In above
Water tanks :				
Water tank, 5,000 litres (supply only @\$850/each)	No.	1.0	\$1,227.01	\$1,227
Extra for pumps, filters, valves, connections, pipes & the like	Item	1.0	\$3,292.50	\$3,293
Power for pump	Item	1.0	\$326.16	\$326
Extra for stands, allow	Item			Nil
Bedding, paving below tanks	Item	4.0	\$33.75	\$135
Water tanks, in ground, allowance	Item			Excluded
Sundries, builders work in connection with tanks	Item	4.0%	\$5,466.28	\$219

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

Unit Qty Rate Total

Sample only**HEATING, COOLING & ELECTRICS****21 sh Space Heating - 24 ac Air Conditioning****Heating & Cooling**

Allowance for ducted heating	Item			Nil
Hydronic heating, PC allowance - as advised	Item	1.0	\$20,000.00	\$20,000
Screed for heating, assumed	m2			Nil
Insert-type fireplace & flue, installed (supply only @\$4,000/each)	No.	1.0	\$5,121.35	\$5,121
Power point for last	No.	1.0	\$155.78	\$156
Allowance for surrounds, hearths & the like	Item	1.0	\$1,097.50	\$1,098
Repair & reinstate existing open fireplaces, chimneys, surrounds etc.	Item			Excluded
External gas, electric, or other, heaters	Item			Nil
Air conditioning, split systems - pc allowance	Item	2.0	\$4,000.00	\$8,000
Air conditioning, ducted and concealed systems	Item			Nil
Sundries, misc. & temporary works, samples, prototypes, BWIC, access, deliveries etc.	Item	3.00%	\$37,726.15	\$1,132

26 lp - 27 cm Electric Light and Power, Communications**Electric light and power**

Mains / sub-mains, switchboards; exhaust fans, wiring, flues; tv aerial, & the like	Item	188.6	\$30.64	\$5,779
Light points wiring - ceiling / wall & external, including switches	Item	46.0	\$193.05	\$8,880
Uplight points	No.			Excluded
Power points, data, tv, smoke detectors, & the like	Item	54.0	\$157.24	\$8,491
Extra over for floor box	No.			Excluded
Wiring for computers, stereos, audio, tv, security & other items	Item			Excluded

Light fitting, fans & the like - supply only, pc allowance

Selected light fittings, allowance	Item	1.0	\$7,000.00	\$7,000
Downlights, wall lights, feature lights, LEDs, externals, & the like	Item			In above
Pendant lights	Item			By Client
Floor and other lamps	Note			By Client

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence**sample only**

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

	Unit	Qty	Rate	Total
Ceiling 'sweep' fans & the like, installed (supply only @\$300/each)	No.	2.0	\$561.44	\$1,123
Communications, data, security, other systems & the like				
Security & intercom systems (excludes monitoring)	Note			Excluded
Communications, data; WIFI, WAP; audio visual equipment; automation & control systems; & the like	Note			Excluded
Telephone handsets, video phones, satellite dish, Pay TV, CCTV, NBN, Foxtel, hub allowance & the like	Note			Excluded
Solar Power & External Electrics				
Solar power installed, pc allowance	Item			Excluded
Modifications to existing external power supply and meters - allowance	Item			Nil
External power supply and meters - allowance	Item			Existing to remain
Telephone connection; and modifications to existing supply - allowance	Item			Excluded
Allowance for new or relocated existing overhead, underground or other power & the like	Note			Excluded
External lighting, bollards, etc. - allowance including reticulation & fittings	Item	1.0	\$2,500.00	\$2,500
Sundries, bwic, etc.				
Sundries, misc. & temporary works, samples, prototypes, BWIC, access, deliveries etc.	Item	1.00%	\$37,065.88	\$371

PREPARATION**31 ar Alterations and Renovations - Internal****Internal demolition & preparation to existing structure - Remove the following:**

Internal demolition & preparation to existing structure; including forming openings	Item	261.5	\$58.42	\$15,276
Forming openings in walls & the like	Item	1.0		In above
Masonry work - preparation, openings, infilling, patching, making good, etc.	Item	1.0		In above

Repairs, making good & the like, allowances to the existing building, etc.

General & miscellaneous repairs & the like, allowance	Item	1.0	\$2,500.00	\$2,500
Damp, dpc's, termites, mould or other similar problems	Item	1.0	\$3,000.00	\$3,000
Structural & other repairs to existing footings, floors, walls, roof, etc	Item			Assumed nil
Repairs & making good to façade, verandah etc. & restoration of period features, etc.	Item			Excluded

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

Unit Qty Rate Total

~~Sample only~~**32 xp Site Preparation****Demolition, removal & site clearance**

External site preparation & clearance, minor demolition, removals, excavation & other costs	Item	1.0	\$847.82	\$848
Demolish attached rear of house	m2	71.0	\$110.69	\$7,859
Demolish attached porch, covered verandah & the like	m2	8.6	\$55.33	\$476
Demolish shed	m2	4.0	\$43.08	\$172
Demolish other items	Item			None shown
Remove driveways, paving, fences, gates, decks, landscaping & the like, allowance	Item	1.0	\$2,365.80	\$2,366
Tree removal, large	No.			Excluded
Hazardous materials; asbestos, lead paint & the like, contaminated soil removal, etc.	Note			Excluded
Repairs & making good, etc. to adjacent buildings, structures, fittings, surfaces or the like	Item			Excluded
Site levelling, excavation, ground conditions, retaining walls, etc.				
Site levelling, excavation; removal of topsoil, vegetation, etc.	Item	1.0	\$2,798.27	\$2,798
Bulk, or over-site, excavation including removing spoil	Item			Nil
Existing ground levels are assumed generally acceptable, & there is no requirement for cut or fill	Note			Assumed
Poor ground conditions, rock, blinding concrete, filling, soft spots or the like	Note			Excluded
Screw piles, bored piers, underpinning & the like are assumed not required	Note			Excluded
Allowance for sleeper or other small retaining walls complete	Item	1.0	\$3,292.50	\$3,293
It is assumed other (ie. larger) retaining walls are not required	Note			Excluded

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

Unit Qty Rate Total

Sample only**PAVING, FENCING, OUTBUILDINGS & LANDSCAPING****33 xr - 36 xl Roads, Footpaths, Paved Areas, Fencing, Gates & Outbuildings, Landscaping & Improvements****Paving, parking & the like**

External pavers installed (supply only pc@\$40/m2)	m2	28.0	\$128.27	\$3,592
Allowance for courtyard paving, sub-base, fittings & the like	Item			Excluded
Concrete slabs (structural) to last	m2			Nil
Concrete base / bedding to last	m2	10.0	\$76.98	\$770
Rock or other bedding to last	m2	18.0	\$27.81	\$501
Concrete path, broomed finish	m2	4.2	\$81.92	\$344
Extra for plinths, steps, ramps & the like to last	Item	1.0	\$329.25	\$329
Crossover to local council requirements	m2	10.9	\$129.62	\$1,413
Reinforced concrete slab - driveway	m2	23.4	\$139.07	\$3,254
Make good existing paths, kerbs & other surfaces disturbed by works - allowance	Item	1.0	\$548.75	\$549
Work to existing roads, footpaths or paved areas external to the site	Item			Excluded

Fencing and gates

Fencing and gates, allowance	Item			Existing to remain
Timber paling fence	m	19.0	\$53.75	\$1,021
Fence - other, allowance	m	6.0	\$172.01	\$1,032
Single hinged gate, allow (supply only @\$400/ea)	No.	1.0	\$758.96	\$759
Pair of hinged gates, large (supply only @\$1,000/pair)	No.			Existing to remain
Allowance for other new and modified fences and gates	Item			Assumed nil
Modify / make good existing fences disturbed by the works	Item	1.0	\$329.25	\$329

Landscaping, planting, & the like

Soft landscaping, planting, mulching, grassing, topsoils, planters, irrigation & watering, etc.	Note			Excluded / By Client
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Pergola

Timber pergola complete, allowance	m2	7.7	\$493.88	\$3,803
Concrete pads to pergola	m3			In above

Sub-total - Nett cost

\$670,100

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

Unit Qty Rate Total

Sample only**BUILDER'S PRELIMINARIES & OVERHEADS****00 pr Preliminaries****Builders site costs & preliminaries**

Site establishment; set-out; services, amenities, plant; Insurances, fees, notices, tests, & the like	Weeks	34.0	\$813.06	\$27,644
On-going costs: Equipment, tools; deliveries; Access & security; Parking, bins; Inspections, etc.	Item			In above
Safety, hoardings, hoists, protection, first aid; Contracts, documents; dis-establishment & cleaner	Item			In above
Services, sheds, stores, amenities & consumables, pump	Weeks			In above
Scaffold, cranes, stairs, safety netting & the like, delivery, establishment / set up / hire	Weeks	34.0	\$336.55	\$11,443
Site supervisor / construction manager	Weeks	34.0	\$1,174.56	\$39,935
Site labourer	Item	1.0	\$4,414.10	\$4,414
Attendance & profit, administration, off-site expenses, finance, risk & the like	Weeks	34.0	\$1,707.47	\$58,054

Sub-total - Construction**\$811,590****CONTINGENCIES AND ESCALATION; DESIGN FEES & OTHER CLIENT COSTS****Contingencies, escalation, and other allowances****Contingency, escalation & other allowances**

Design contingency allowance	Item	5.00%		\$40,600
Contract contingency allowance	Item			Excluded
Escalation to commencement, nett allowance, by November 2016	Item	0.34%		\$2,880
Escalation during construction, to July 2017	Note			Included
Site allowance, induction, site efficiencies, etc. are excluded	Item			Excluded
Design, documentation and other fees allowance; soil & other tests	Item			Excluded
Total, nett, Excluding GST				\$855,070
Goods & Services Tax	Item		10.0%	\$85,507

Total, gross, Including GST**\$940,577**

SAMPLE HOUSE, 123 Rose Boulevard, North Melbourne - Alterations & additions to existing residence

Cost Plan Report 1/-, Schematic Design stage - Tue, 26 July 2016

Unit

Qty

Rate

Total

Sample only**Explanations & further information****Notes**

Due to the assumptions and inclusions made, potential project costs will not always match builders' or sub-contractors' "ball-park estimates".
Discussing costs with builders at this early stage is not normally recommended.

Contingencies

Projects may change - during design and documentation (and, even during construction) - having items and costs added.
To help manage & maintain the budget Contingency allowances are included for some of these unexpected costs.

A **Design Contingency** is included for minor changes during the development of the design and documents.

Items may change or be added (by necessity or request) and some items are yet to be confirmed, considered or fully investigated.

Though this contingency may not cover every possible circumstance or item on your "wish list", it should not be deleted at this stage.

This contingency can be excluded when documentation is complete and all aspects of design and construction have been addressed.

A **Contract Contingency** may be included for minor changes, variations & unexpected costs during construction.

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