

Part One - Repair & Maintenance Costs

MARKET SUMMARY

The domestic construction sector continues to operate at record levels in some states (Victoria, Western Australia) although it has slowed in others (New South Wales).

Forecast interest rate rises in 2008 may affect building activity and could increase the likelihood of more competitive pricing. This might be good news for renovators in particular.

*Robert Caulfield
Managing Director*

This first part of the Archicentre Cost Guide is designed to help you budget for the repair or upgrading of your home.

If your architect has given you costing information during your inspection, design or advice report it may be more specific than the general information provided here.

Prices vary depending on which tradespeople provide prices, the quality of job required, the materials selected, site access and so forth.

Your architect may be available to assist with repairs to the property. If this is the case, you will also receive more precise costing information than that which is provided here.

NOTE: Within this given price range Brisbane, Perth and Adelaide prices tend to be the cheapest, with Melbourne offering middle of the range prices and Sydney, Hobart and Canberra positioned in the higher range. However, any city's prices can be in the upper or lower price extreme.

Country building prices typically cost between 5% and 15% more depending on remoteness and similar factors such as population size.

CONCRETING/PAVING (\$)

New Concrete Path per m ²	48 - 63
New Driveway ¹	Plain Concrete per m ² 54 - 72
	Coloured Concrete per m ² 62 - 85
Slate Impression on Concrete per m ²	71
Stencilled Concrete per m ²	80

NOTES:

- Based on average 75mm thickness and minimum area of 50m² (An average driveway is about 70m²)

DAMP - Rising Damp/Salt Damp (\$)

Silicon Injected Damp-Proof	Single brick	71 - 82
Course (per linear metre)	Double brick	120 - 145
Replace Damp-Proof	Single brick	148 - 177
Course (per linear metre)	Double brick	220 - 255
Re-Point Mortar (per m ²)		7.8 - 17.6
New Air Vents	Clay	40 - 46
	Galvanised Steel	24 - 30

NOTES:

- The price increases in all categories depending on surface condition.
- Figures do not include re-plastering and other repair of wall surfaces.

DRAINAGE (\$)

Drain to stormwater or sump	e.g. 20m = 1,420 - 2,500
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NOTES:

- Prices vary depending on access and length. An average length could be 20 metres at approx \$71 - \$125 per m.
- Does not include removal or replacement of hard surfaces over drains. Refer to "paving" category.

FENCING (\$)

Perimeter paling ¹	1600-1900mm	56 - 98 per m
Front - picket	various types	50 - 150 per m
Gates	Single	455 - 640
	Double	1,230 - 1,760

NOTES:

- There are many varieties of fencing throughout Australia. This guide bases its prices on the Victorian type of perimeter fence.

FLOOR REPAIR (\$)

Framing	Joists & Bearers ¹	15 - 31 per lineal metre
Floorboards	From particleboard	33 - 335 per m ²
	to feature timbers	

NOTES:

- Joist spacings for a normal room are 450mm apart. Bearer spacings are around 1500mm apart. So a 20m² room would cost around \$1,185 - \$1,550 to replace.
- Areas under 10m² will attract significantly higher installation costs.
- Excludes demolition.

GUTTERING & DOWNPIPES (\$)

Zincalume	Per linear metre	29 - 46
	Whole house	2,440 - 3,300
Colorbond	Per linear metre	35 - 56
	Whole house	3,000 - 4,020

NOTES:

- Prices are based on an average house with 70 linear metres of guttering and four downpipes, supplied and fitted.

INSULATION (\$)

Thermal Rating		R2.0 - R2.5
Ceiling	Cellulose Fibre	(per m ²) 4.5 - 6.7
	Cellulose Fibre	House Lot 680 - 1005
	Fibreglass Batts	(per m ²) 14.1 - 19
	Fibreglass Batts	House Lot 2,120 - 2,850
Walls	R1.5 Batts	(per m ²) 13.5 - 18.4
	430 Foil	(per m ²) 6.2 - 8.5

NOTES:

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

PAINTING (\$)

Exterior	Timber ¹ - Good Condition	12 - 25 per m ²
	Timber - Bad Condition	17 - 29 per m ²
	Brick ²	12 - 15 per m ²
Interior ³	per square metre	11 - 24
	Single room 3mx4mx3m	650 - 830
	"Victorian Style" per room ⁴	1,800 - 2,300

NOTES:

- Painting of timber houses includes windows and door frames, plus the weatherboards.
- Painting of brick houses involves only windows & door frames.
- Includes doors, skirting & architraves. Poor surface conditions can double these indicative prices, e.g. for extra coats of paint, and for extensive preparation.
- Includes special trims and a variety of colours.
- Figures based on average size house (150m²) with reasonable structural condition.

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PEST MANAGEMENT - Termite treatment (\$)

Dusting ¹	500 - 1,000
Trenching ²	2,500 - 6,000
Drilling Trees (per tree)	200 - 600
Baiting ³	2,500 - 6,000
Physical barriers ⁴	2,000 - 6,500
Timber Pest Inspection ^{5, 6, 7}	300 - 425

NOTES:

1. Involves dusting termite galleries with termiticide, which spreads throughout colony.
2. Involves digging a trench, flooding with termiticide and backfilling with soil which soaks up chemical, also applying under floor of building.
3. Involves attracting termites into bait boxes, then placing a termiticide to eliminate them.
4. These are more for new housing, with prices depending on methods, materials and extent of barriers.
5. Termite, Borer, Wood Decay Fungi and other destructive timber pests.
6. Figures based on 150m² house with reasonable access.
7. Sydney and Brisbane tend to be at the lower end of inspection prices, Melbourne at the higher end, and other metropolitan cities in the middle. However, any city's prices can be in the upper or lower extreme.

PLASTERING¹ (\$)

Contemporary Finish	Whole house	11,300 - 14,500
	Single room 3mx4mx3m	1,440 - 1,830
"Victorian" Style Finish ²	Whole house	20,900 - 32,000
	Single room 3mx4mx3m	2,500 - 3,800
Hard Plaster (per m ²)		40 - 80
Standard Plasterboard (per m ²)		20 - 40

NOTES:

1. Does not include demolition or removal of existing plaster walls.
2. Prices include elaborate cornices, architraves etc.
3. Figures based on 150m² house with reasonable access.

PLUMBING (\$)

Renew Cold Water Pipes	1,550 - 2,400
Hot Water Service unit renewal	1,160 - 1,600
Complete house replumb ¹	7,500 - 11,900

NOTES:

1. Complete replumbing includes hot & cold water replacement, gutters & downpipes (using a house with 70 linear metres of guttering and four downpipes as standard). Should get guttering price separate. Difficult access increases the cost.

RESTUMPING (REBLOCKING) (\$)

Per Stump (concrete)		60 - 100 Melb
		230 - 400 Bris
Per Average (150m ²) House	Timber (80-90 Stumps)	5,200 - 9,000 Melb
		14,100 - 23,500 Bris
	Brick Veneer (60 Stumps)	4,300 - 6,200 Melb
	Solid Brick (40 Stumps)	3,500 - 4,700 Melb

NOTES:

1. This category is only relevant in States where the houses have stumps as part of their subfloor structure (eg. excludes N.S.W.)
2. Excludes repairs to doors, windows, replastering etc. which can need extensive repairs in some cases.
3. Extra to replace timber (ie. bearers, joists etc.) Allow about \$15-31 per linear metre.
4. Hourly rate for extra excavation (eg. if rock is found). Allow about \$60 per hour.
5. Brisbane stumps may be 2.5 metres high at 2.4m spacing and, say, 50 stumps per house. (Note: costs can vary dramatically.)
6. Poor subfloor access requires that floorboards be lifted and replaced at a carpenters hourly rate.
7. Melbourne houses which are low to the ground (typically inner suburbs) require trenching for jack access under bearers, and could double the cost.

REPLACEMENT ROOFING (\$)

Tiles	Concrete	8,600 - 10,500
		or 46 - 65m ²
	Terra Cotta	10,600 - 12,690
		or 62 - 81m ²
Metal	Zincalume	4,750 - 8,700
		or 32 - 50m ²
	Colorbond	6,200 - 9,600
		or 40 - 60m ²
Slate	Strip & Re-Nail	11,300 - 13,400
	New Roof	25,400 - 48,000
		or 155 - 330m ²
Repointing ²		780 - 1,600
Rebedding ³		950 - 1,900

NOTES:

1. Based on 150m² house with conventional pitch and simple roof lines. "Replacement" includes battens and new guttering but not ceiling joists.
2. "Repainting" means renewal of mortar around the outside of ridge and valley tiles.
3. "Rebedding" is removal of the tile & its old mortar and repositioning tile on new mortar.
4. Prices of 2 & 3 vary greatly depending on the number of ridges & valleys which the roof has.

TILING (\$)

Floor	Ceramic Tiling (per m ²)	95 - 170
	Quarry Tiling (per m ²)	95 - 130
	Vinyl Tiling (per m ²)	41 - 100
Wall	Ceramic Tiling (per m ²)	90 - 162

NOTES:

1. Prices vary significantly depending on selection of tiles and grout.
2. Figures include labour and material and assume application onto a reasonable sub-surface.

TRADE LABOUR RATES (\$/hr)

Brick Layer	39 - 57
Carpenter	39 - 55
Plumber and Gas Fitter	46 - 61
Plasterer	39 - 56
Painter	39 - 56
Electrician	46 - 56
Drainer	46 - 60

NOTES:

1. Figures include a supervision, profit and overhead margin of 10%-20%. This will vary with different contractors. These prices assume continuous work over some days. Smaller jobs' rates can cost up to 50% more.

ACKNOWLEDGEMENT

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Please note that GST is included in these figures.

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TREE REMOVAL (\$)

Cutting down & removal per tree	300 - 1,600
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NOTES:

- Prices are extremely variable and depend on the following: tree height, trunk circumference, density of branches/foilage, access to site for travel towers, woodchippers & grinders, obstructions, buildings underneath, tree alive or dead. The range could be wider if all the factors counted against easy removal. Prices decrease for volume.

UNDERPINNING (\$)

Per Pad (or pin size) 1000x1000x900	1,270 - 2,400
Per Pad (or pin size) 1000x1000x600	1,060 - 1,900
Soil Test	225 - 350
Engineer's Report	310 - 850
Replacement of Bearers & Joists	31 - 50 per lineal metre
Removal of Sub-Floor Soil	180 - 355 per m ³

NOTES:

- Higher prices are likely with more unstable soil that will require more excavation etc.
- Soil Test and Engineer's Report costs can vary by 50%.

WINDOW RENEWAL (DOMESTIC) (\$)

Awning	Aluminium	240 - 500per m ²
	Timber	320 - 650 per m ²
Double glazing		add 105 - 315 per m ²
Skylight	eg. 600 x 600	460 - 1,000

NOTES:

- Square metre rates for windows increase for smaller windows and decrease for larger windows.
- Double hung window costs are about 20% more, sashless are around 50% more.
- Skylight cost includes shaft installation.

WIRING (\$)

Complete House Rewire	34 - 53 per m ²	5,800 - 8,750
Other Common Items	Safety Switch	280 - 400
	Service Call	78 - 130
	Individual Power Points	80 - 165

NOTES:

- Based on 150m² house with 15-18 power outlets, 15-18 light points, new mains and box circuit breaker switchboard with reasonable access.
- Price increases significantly depending on accessibility.

Part Two - Renovation & Extension Costs

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

EXTENSIONS

- The indicative square metre rates are for basic shell only, and the extended roofline over the shell.
- Prices assume good access to the site and relatively simple roof configuration.
- Where the extension involves kitchens, bathrooms and laundries, you must also add the "additions to new construction" costs to the total, since these rooms need special fittings and fixtures.
- The indicative costs do not include upgrading of services such as electrical, plumbing, heating or repairs and upgrades to parts of the existing house such as roof and gutter repairs, painting, damp, re-blocking and pest treatment. You may also need to allow for paving and landscaping upgrades.

RENOVATIONS

Indicative costs assume that the rooms which are being renovated are in sound condition, needing no structural upgrade. Good access is also assumed.

A sample cost plan is provided overleaf.

WARNING ABOUT BUILDING PRICES

Building prices vary considerably, depending upon a number of factors such as

- individual builders selected
- choice of materials
- extent of client involvement
- method of construction
- site accessibility
- extent of documentation
- size of the job; larger works achieve a more economical price per square metre
- quality of job required eg. project home or top of the range standard

MORE ACCURATE PRICING IS AVAILABLE

- If your architect is preparing an Archicentre Design Report for you, you will receive costings which are more specific to your project than this general guide.
- Even better accuracy will be achieved after the Design Report is developed and taken to competitive tender where actual prices are obtained. In many cases more than 30% of the construction cost can be saved and/or a better job achieved through your architect's preparing the tender documents and helping review the tenderers.

EXTENSIONS - Ground Level (\$) Shell only

Single Room (20m ²)		16,900 - 36,700
Larger Extension (per m ²)	Brick veneer	950 - 1,630
	Solid brick	1,030 - 1,920
	Weatherboard	850 - 1,590

NOTES:

- These prices also apply to upper level extensions when built at the same time as the ground level.
- Prices include removal of one or two walls at the junction of works.
- Inclusions: Plasterboard walls, painted two colours maximum, with two or three power points per room.
- Exclusions: Plumbing, joinery and surfacing of wet areas, sanitary fixtures.

EXTENSIONS - Upper Level (\$) Shell only

Single Room (20m ²)		26,100 - 45,200
Larger Extension (per m ²)	Brick veneer	1,250 - 2,120
	Solid brick	1,410 - 2,400
	Weatherboard	1,100 - 1,660

NOTES:

In addition to ground level costs, these second storey costs include demolition of existing ground level roof, minor structural or reinforcement of the ground floor area and minor restructuring of the remaining lower floor roofing configuration. (Major reinforcement of the lower storey and roof configuration changes is often required, but this cost variation cannot be accurately estimated without direct reference to the specific project.)

RENOVATIONS (\$)

Bathroom (ensuite is less)	9,200 - 24,000
Kitchen	10,200 - 30,500
Laundry	4,000 - 9,500
Bedroom	3,900 - 8,100
Single Room 20m ²	4,600 - 9,900

NOTES:

Prices include plastering, painting, wiring, plumbing, relocation or replacement of windows, the renewal of fittings and fixtures, cabinetry additions and surfacing eg. tiling. The estimates exclude stormwater drainage, paving, carpets, drapes, appliances or the construction of internal partitions to modify the layout of rooms. The upgrading standard is to medium-quality brick veneer or timber.

Additions to New Construction (\$)

Bathroom	5,350 - 17,700
Kitchen	7,400 - 27,500
Laundry	3,000 - 7,900

NOTES:

In most respects this section is the same as the Renovation table. However, costs are less because no allowance needs to be made for repainting, replastering and replacing windows, since these have been included in the extension costs.

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SAMPLE OPINION OF PROBABLE COST (80m² ground level addition)

REPAIRS AND ALTERATIONS TO EXISTING BUILDING

PC Allowances for work (extent yet to be determined)

Re-stumping and making good	\$5,200	-	\$9,000
Re-roofing	\$5,000	-	\$10,000
Re-wiring	\$5,800	-	\$8,800
Other alterations and repairs to remaining building (misc. trade allowance)	\$5,000	-	\$10,000
Built-in cupboards and wardrobes	\$6,000	-	\$10,000
Ensuite fitout	\$6,000	-	\$12,000
SUB TOTAL	\$33,000	-	\$59,800

NEW BUILDING

Demolition and Removal	\$2,500	-	\$3,500
Additions (80m ² brick veneer shell allowance, ground floor)	\$76,000	-	\$130,400
Kitchen (mid-range, excluding whitegoods)	\$12,000	-	\$23,000
Bathroom fitout (mid-range)	\$8,000	-	\$12,000
Laundry fitout (excluding whitegoods)	\$4,000	-	\$8,000
Air conditioning, heating and fireplaces, light fittings	Excluded	-	Excluded
Security, intercoms, ducted vacuum, "smart-wiring" etc.	Excluded	-	Excluded
SUB TOTAL	\$102,500	-	\$176,900

EXTERNAL WORKS AND SERVICES

In-ground services - stormwater, sewer, water, gas	\$4,000	-	\$7,000
External paving and paths, crossover, carport	Excluded	-	Excluded
Fencing and gates, sheds, pergolas, decks etc.	Excluded	-	Excluded
SUB TOTAL	\$4,000	-	\$7,000
Builders Preliminaries, site costs, overheads and attendance	(15 - 25%)	-	\$20,000 - \$60,000

SUB TOTAL	\$159,500	-	\$303,700
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OTHER COSTS AND ALLOWANCES

Escalation if project is delayed	Excluded	-	Excluded
Design change/contract contingency allowance (10.0%)	\$15,900	-	\$30,000
Design and professional fees	Excluded	-	Excluded
Items by the client, whitegoods, separate contracts, staging and miscellaneous.	Excluded	-	Excluded
SUB TOTAL	\$15,900	-	\$30,000

ESTIMATED TOTAL GST is included in these figures	\$175,400	-	\$333,700
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Opinion based on average suburban prices.



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