Cost Estimate for New Residence

Natalie Stevens

No. xxx, Warrnambool

Date:	11.02.19
Job No:	

	Rate	Estimated cost range			
		Low		to	Medium
LOT 1 - AIR BNB FACING xxx ST					
Dwelling footprint - approx 110m2	$1,800 to $2,000/m2	$ 198,000	-	$	220,000
Covered Outdoor Living - approx 10m2		$ 12,000	-	$	15,000
Heating		$ 4,000	-	$	8,000
Additional ensuite		$ 16,000	-	$	20,000
TOTAL		$ 230,000	-	$	263,000
OTHER COSTS / OPTIONAL ITEMS					
Insulation - additional to floor/walls for 7 star rating		$ 4,000	-	$	7,000
Windows - high performance double glazed	approx 8 windows	$ 15,000	-	$	25,000
Planning & Building Permits		$ 6,000	-	$	8,000
TOTAL		$ 25,000	-	$	40,000
Estimated Total (GST included)		$ 255,000		$	303,000
Average cost estimate				$	279,000

	Rate	Estimated cost range			
		Low		to	Medium
LOT 3 - 2 X 2 BED TOWNHOUSES xxx ST					
Dwelling footprint ground floor - approx 176m2	$1,800 to $2,000/m2	$ 316,800	-	$	352,000
Dwelling footprint upper floor - approx 100m2	$2,000 to $2,200/m2	$ 200,000	-	$	418,000
Balcony / Outdoor Living - approx 30m2		$ 40,000	-	$	50,000
Heating		$ 15,000	-	$	20,000
Additional ensuites (for each townhouse)		$ 36,000	-	$	45,000
TOTAL		$ 607,800	-	$	885,000
OTHER COSTS / OPTIONAL ITEMS					
Insulation - additional to floor/walls for 7 star rating		$ 8,000	-	$	15,000
Windows - high performance double glazed	approx 16 windows	$ 35,000	-	$	55,000
Planning & Building Permits		$ 12,000	-	$	16,000
TOTAL		$ 55,000	-	$	86,000
Estimated Total (GST included)		$ 662,800		$	971,000
Average cost estimate				$	816,900

Driveway & Landscaping works are excluded.

*Note: Costs have been derived from Rawlinsons Construction Cost Guide 2018.

*Note: This cost estimate is only indicative of the final construction cost and is an estimate only of items and features known at this stage in the project. A more detailed cost plan can be sought by a Quantity Surveyor or similarly qualified consultant to reflect actual construction costs.