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Building design and
inspection experts

Archicentre Cost Guide

Market Summary Overview

A 'perfect storm' of low interest rates, competitive pricing and growing consumer confidence makes 2013 a great time to renovate or build a new home.

Interest rates are at historic lows and can be fixed to provide certainty around repayments for years to come. At the same time, sluggish domestic and small commercial construction sectors have resulted in builders and tradespeople pricing projects more and more keenly to keep active. Finally, consumer sentiment has improved steadily for the past 12 months suggesting that activity levels will start to pick up in the renovation and new home markets as confidence builds.

If you've been thinking about a home improvement project, a renovation, a new home or a small property development now might be the time to do it!

Call Archicentre on 1300 134 513 if you need a costed Design Concept or construction Quality Assurance inspections and visit our weekly blog (<http://www.archicentre.com.au/blog/blog>) for handy home design hints and tips.

Good luck with your project!

Repair & Maintenance Costs

Concrete / Paving (\$)

New Concrete Path (per m ²)	49 - 64
New Driveway ¹	Plain Concrete (per m ²) 55 - 73 Coloured Concrete (per m ²) 63 - 87
Stain Impression on Concrete (per m ²)	72
Stamped Concrete (per m ²)	82

Notes:

1. Based on average 75mm thickness and minimum area of 30m² (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	150 - 180
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:

1. The price increases in all categories depending on surface condition.
2. 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:

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

Materials Cost Index (by State)

The estimates in this guide are based on a selection of building materials at Sydney prices. Capital city adjustments are as follows:

Brisbane	+5%
Melbourne	-0.5%
Adelaide	+0%
Perth	+7%
Hobart	+2.5%

Labour costs will also vary and regional areas will have increased 5% to 15%.

Notes: For new houses and major renovations, the cost structure is approximately as follows:

Materials	46%
Labour	33%
Fees, Levies, permits, taxes, GST	21%

For country areas, add 5% to 15% to capital city figures.

Fencing (\$)

Perimeter Fencing ¹	1600 - 1900mm	\$7 - 100 (per m)
Front Picket	Various types	\$1 - 152 (per m)
Gates	Single	465 - 655
	Double	1,255 - 1,795

Notes:

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

Floor Repair (\$)

Framing	Joists & Beams ¹	15 - 31 per linear metre
Floorboards	From particleboard to feature timbers	33 - 335 (per m ²)

Notes:

1. Joist spacings for a normal room are 450mm apart. Beam spacings are around 1500mm apart. So a 20m² room would cost around \$1,185 - \$1,500 to replace.
2. Areas under 10m² will attract significantly higher installation costs.
3. Excludes demolition.

Guttering & Downpipes (\$)

Zincalume	Per linear metre	30 - 48
	Whole house	2,540 - 3,400
Colorbond	Per linear metre	36 - 56
	Whole house	3,000 - 4,020

Notes:

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

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Marshall, Swift



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2013 Rsmeans Building Construction Cost Data Phillip Waier, Adrian Charest, David Drain, 2012 Get the confidence and know how you need to deliver more accurate cost estimates and improve profitability The 71st edition of this bestselling cost guide has been updated and expanded to provide you with the information you need to

Preliminary Cost Guide David Kyun Hyun, 1974

Architect's Essentials of Cost Management Michael D. Dell'Isola, 2002-11-08 Written by a cost control expert with more than thirty years of design and building expertise this volume in the Professional Practice Essentials Series gives you practical user friendly guidance on how to better manager costs through all phases of a project Dell Isola first explains the basics of cost management from estimating costs during the design phase to managing costs during construction and even after occupancy He then covers all of the tools and techniques available to architects designers and explains how best to use them A number of useful case studies clearly show how the author s principles work in real life situations

Preliminary Cost Guide David Kyun Hyun, 1974

Building Cost Manual Joint Committee on Building Costs, 1957

General Construction Cost Review Guide for Federal Office Buildings United States. Public Buildings Service. Office of Property Development, 1996

Spon's European Construction Costs Handbook Davis Langdon & Everest, 2000-05-08 Spon s European Construction Costs Handbook is the only book of its kind a unique compilation of cost data on the single most important construction market in the world This updated edition expands its coverage of countries and once again gives details of select difficult to research markets in Eastern Europe as well as Western Europe North and

Building Cost Manual Joint Committee on Building Costs, 1957

Design and Cost Strategies, Preliminary Cost Guide David Kyun Hyun, 1975

Rawlinsons Construction Cost Guide 2021 Rawlinsons Quantity Surveyors and Construction Cost Consultants, 2021 Australia s largest library of construction cost information providing vital data to all those involved in small projects

Building Systems Cost Guide , 1976

Good Practice Guide Patrick Farrall, Stephen Brookhouse, 2021-02-15 Architects are finding the procurement landscape increasingly complex and competitive This book shows practitioners the ways that fees are calculated negotiated and managed It will increase your understanding of the different fee earning roles for architects professional services contracts how to calculate sustainable fee levels and improve negotiation skills It also includes information on how to monitor and manage fees and the resources required to deliver projects managing change in the scope of the project and related services where to add value and to highlight risk areas that may impact on sustaining the business Case studies explain good and bad practice to illustrate effective fee management drawn from the authors direct experience as practitioners and investigating client complaints

Residential Building Cost Guide , 1992

Residential Cost Handbook Marshall, Swift, 2002-01-01

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